



Town of Christiansburg Planning Commission Monday, August 18, 2025 Agenda

Planning Commission

Chairperson

Jeananne Knees

Vice-Chairperson

Felix Clarke

Other Members

Mark Curtis

Larry Day Jr.

Hil Johnson

Helen Lyman

Mike Scarry

Jennifer Sowers

Planning Commission Meeting

Next Meeting:

Tuesday, September 2,
2025 at 7:00 p.m.

Town Council Meeting

Public Hearing:

Tuesday, September 9,
2025 at 7:00 p.m.

Action:

Tuesday, September
23, 2025 at 7:00 p.m.

REGULAR MEETING

Planning Commission will meet in the Town Council Chambers on the 3rd floor of Christiansburg Town Hall located at 100 E. Main Street on **Monday, August 18, 2025 at 7:00 p.m.**

1) Pledge of Allegiance

2) Public Comments – 5-minute limit per citizen

3) Approval of Planning Commission Minutes for July 28, 2025.

4) Public Hearing

A. Code Amendment request by Town of Christiansburg, Applicant, to amend the Christiansburg Town Code, Chapter 42, Sec. 42-8 – Conditional Use Permits; Sec. 42-9 Lighting and Minimum Off-Street Parking; Secs. 42-74(3), 42-99(3), 42-134(3), 42-161(3), 42-189(3), 42-224(3), 42-255(3) – Corner Lots; Secs. 42-33, 42-68, 42-93, 42-128, 42-155, 42-183, 42-218, 42-249, 42-281, 42-305, 42-226 – Permitted Uses of the Christiansburg Town Code. The request is to alphabetize permitted uses and parking requirements, to clarify corner lot frontage requirements, and to clarify what "reasonable conditions" may be imposed on a Conditional Use Permit.

5) Other Business

A copy of the applications, the Town's Zoning Map, Zoning Ordinance, and Future Land Use Map may be viewed in the Planning Department Office, 100 E. Main Street, Christiansburg, VA 24073 during normal office hours of 8:00 a.m. – 5:00 p.m. Monday through Friday. Contact Retta Jackson, Planning Director, by phone at (540) 382-6120, ext. 1120, or by email at rjackson@christiansburg.org with any questions or if you require reasonable accommodations.

**Christiansburg Planning Commission
Minutes of July 28, 2025
Christiansburg Town Hall Council Chambers
100 E. Main Street
Christiansburg VA 24073**

Present: Jeananne Knies, Chairperson
Mark Curtis
Larry Day Jr.
Hil Johnson
Helen Lyman
Mike Scarry
Jennifer Sowers

Absent: Felix Clarke Jr., Vice-Chairperson

Staff/Visitors: Retta Jackson, Planning Director
Devon Shields, Planner II
Jillian Layton, Associate Planner
Steve Semones, Balzer & Associates, 80 College Street, Christiansburg VA 24073
Lauren Potts, 450 Hemlock Street, Christiansburg VA 24073
Mary Stuart, 1160 Sherwood Drive, Christiansburg VA 24073

Chairperson Knies called the meeting to order at 7:00 p.m. in the Christiansburg Town Hall Council Chambers at 100 E. Main Street, Christiansburg, Virginia.

Pledge of Allegiance

Chairperson Knies led the Pledge of Allegiance.

Public Comment

Chairperson Knies introduced the two newly appointed Commissioners, Helen Lyman and Larry Day Jr.

Chairperson Knies opened the floor for public comment.

Seeing no public comments, Chairperson Knies closed this portion of the meeting.

Approval of Planning Commission Minutes for the June 30, 2025, Meeting

Upon a motion by Commissioner Johnson, seconded by Commissioner Curtis, the June 30, 2025, Planning Commission meeting minutes were approved.

Commission voted as follows: Curtis – Aye; Day – Aye; Johnson – Aye; Lyman – Aye; Scarry – Aye; Sowers – Aye; Knies – Aye.

A. **Public Hearing for Rezoning request by DW, LLC, Property Owner and Applicant, to rezone property located on the north side of Brammer Lane NE, and adjacent to the east side of 2500 Brammer Lane NE, consisting of approximately 2.57 acres, identified as all of Tax Parcel 501 - (1) - 13D, Parcel ID 021972; a portion of Tax Parcel 501 - (1) - 13F, Parcel ID 025070; a portion of Tax Parcel 501 - (1) - 13D1, Parcel ID 300315; and a portion of Tax Parcel 80 - (5) - 1, Parcel ID 033688; from Agricultural District (A) to General Industrial District (I-2). The property is designated as Industrial on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.**

Chairperson Knies asked staff for an overview of the request.

Devon Shields, Planner II, spoke about the purpose of the request. She detailed specifics of the property as well as the proffer that had been submitted by the applicant. She also stated Town water service is available to the property, however Town sewer service is not. She spoke about the Town code regarding septic systems and stated the location would be approved by the Health Department during the site plan review process.

Chairperson Knies opened the floor for public comment.

Steve Semones, Balzer & Associates, 80 College Street, Christiansburg VA 24073, specified details of the request. He spoke about the proposed building, existing conditions, and the master plan submitted. He detailed the two access points, stormwater pond, screened dumpster pad, septic location, water connection, fire hydrants, and parking. He also mentioned that there would be low traffic impact.

Seeing no further comments, Chairperson Knies closed this public hearing.

Chairperson Knies asked the Commission if they had any questions or comments.

Commissioner Scarry stated ““Pursuant to VA Code Section 2.2-3112 section B1 and 2.2-3115 section H, I am declaring that I am a member of one of three or more businesses that may be affected by the Agenda Items 4a and 4b as an owner of an electrical and electronic security contractor. I am able to participate in the discussion and voting on this matter fairly, objectively, and in the public interest”. He said he could not say the same for Agenda items 5a and 5b and would therefore be abstaining from the discussion and action on those items.

Commissioner Johnson asked if there was already a site plan for the request. He asked for clarification for the reason of the septic tank and asked staff if there were any plans to run sewer to that area of Town.

Mrs. Shields said that the Town currently didn’t have plans to run sewer to that area.

Commissioner Day asked if there were any known issues with sight distance for traffic on Brammer Lane.

Chairperson Knies said she appreciated the two entrances. She asked the

Commissioners if they felt comfortable making a decision or if they needed additional information.

Commissioner Curtis stated that he was in favor of the rezoning and that he believed this was a good use for the property.

Upon a motion by Commissioner Curtis, seconded by Commissioner Johnson, the RZN was recommended for approval to Town Council with the submitted proffer:

1. The property shall be developed in general conformance with the masterplan submitted dated June 9, 2025.

Commission voted as follows: Curtis – Aye; Day – Aye; Johnson – Aye; Lyman – Aye; Scarry – Aye; Sowers – Aye; Knies – Aye.

B. **Public Hearing for Conditional Use Permit request by Lauren-Ashley Elizabeth Potts and Dustin Storm Potts, Property Owners and Applicant, to allow for a single-chair beauty parlor as a major home occupation on property located at 450 Hemlock Street NE, identified as Tax Parcel 529 - ((19)) - 13 (Parcel ID 024689), consisting of 0.331 acre, in the Two-Family Residential (R-2) District. The property is designated as Residential on the Future Land Use Map of the 2013 Christiansburg Comprehensive Plan.**

Chairperson Knies asked staff for a brief overview of the request.

Mrs. Shields detailed the request as well as materials that would be used and services that would be provided. She mentioned the proposed hours of operation, location of the salon and stated customer parking would be in the driveway of the residence. She detailed staff recommended conditions that had been taken from the most recent CUP permits approved for a single chair beauty parlor.

Chairperson Knies opened the floor for public comment.

Lauren Potts, 450 Hemlock Street, Christiansburg VA 24073, spoke about her request. She stated she would see clients by appointment only and would not be taking walk ins.

Mary Stuart, 1160 Sherwood Drive, Christiansburg VA 24073, spoke in support of the request but stated she did have a concern regarding a potential increase in traffic as well as on street parking. She asked for clarification regarding if the CUP would stay with the property if the current owner sold the house.

Seeing no further comments, Chairperson Knies closed this public hearing.

Chairperson Knies asked the Commission for any questions or concerns.

Retta Jackson, Planning Director, stated the CUP and conditions would stay with the property if the current applicant sold it. She also stated if the use ceased for 2 years, a new CUP would have to be applied for.

Commissioner Curtis asked if there was mainly industrial or residential traffic in this neighborhood.

Mrs. Jackson spoke about a previous Street Committee meeting where they discussed analyzing the streets in Town where Emergency Services has difficulty navigating due to street parking. She stated that if there were issues on Hemlock regarding parking, the Street Committee would look into possibly limiting street parking to one side of the street.

Chairperson Kries stated that she believed parking on the street did raise concerns, but that she believed that was something to be addressed by the Street Committee.

Commission discussed the staff recommended conditions.

Commissioner Johnson asked Mrs. Potts about whether her driveway was large enough for her clients to park on.

Mrs. Potts stated that she works Tuesday through Friday and that there would be no on street parking by any of her clients.

There was further discussion regarding parking.

Upon a motion by Commissioner Johnson, seconded by Commissioner Scarry, the CUP was recommended for approval to Town Council with the following conditions:

1. The hours of operation shall be limited to 8:00 a.m. to 8:00 p.m.
2. There shall be no freestanding signage related to the business displayed on the property. One wall sign of a maximum 2 sq. ft. shall be allowed.
3. This permit shall be reviewed by the Planning Commission in one year.
4. Customers shall be seen by appointment only and there shall be no separate waiting area.
5. On-street parking shall be confined to the street right-of-way directly adjacent to the property.

Commission voted as follows: Curtis – Aye; Day – Aye; Johnson – Aye; Lyman – Aye; Scarry – Aye; Sowers – Aye; Kries – Aye.

C. Discussion and Action for Plat showing dedication of Right-of-Way for Sunset Drive NE.

Chairperson Kries asked staff for context regarding the right-of-way dedication.

Mrs. Shields detailed a recent Town Code change that gave the Planning Commission the authority to provide tentative approval of acceptance of right-of-way dedications. She stated this was the first one that was being brought before the Commission. She detailed specifics regarding the right-of-way and stated this was part of a larger development that had been approved with a CUP in 2024.

Chairperson Knies asked for clarification as to the Commission's role.

Mrs. Shields stated that the Commission was voting on tentative approval of the Town accepting this new right-of-way.

Chairperson Knies asked if this was private property and if the owner was aware of this right-of-way dedication.

Mrs. Shields clarified that the property owners were the ones that submitted this plat and were fully aware of the dedication.

Commissioner Day asked if the proposed cul-de-sac met Town standards.

Mrs. Shields stated that the Town had already gone through the site plan review process that ensures any dedicated right-of-way or street that the Town is going to take over maintenance for, meets Town requirements. She also mentioned that the Town references VDOT standards.

Upon a motion by Commissioner Sowers, seconded by Commissioner Curtis, the plat showing dedication of Right-of-Way was tentatively approved.

Commission voted as follows: Curtis – Aye; Day – Aye; Johnson – Aye; Lyman – Aye; Scarry – Abstain; Sowers – Aye; Knies – Aye.

D. Discussion and Action for Plat showing dedication of Right-of-Way for Stafford Drive NW.

Chairperson Knies asked staff for an overview of this dedication.

Mrs. Shields specified what piece of land was being dedicated and that this was part of the Clifton Town Center project.

Upon a motion by Commissioner Curtis, seconded by Commissioner Johnson, the plat showing dedication of Right-of-Way was tentatively approved.

Commission voted as follows: Curtis – Aye; Day – Aye; Johnson – Aye; Lyman – Aye; Scarry – Abstain; Sowers – Aye; Knies – Aye.

Other Business

Chairperson Knies asked if there were any items on the Agenda for the next Planning Commission meeting on August 18th. She also asked if the new Commissioners have been updated on the Comprehensive Plan Subcommittee.

Mrs. Jackson gave an overview of the process that we were currently involved with for updating the Comprehensive Plan.

With no further business, Chairperson Knies adjourned the meeting at 8:01 pm.

Jeananne Knies, Chairperson

Retta Jackson, Secretary Non-Voting

* Written comments received on public hearing items are included in the staff report to Planning Commission in the Planning Commission agenda packet.



Planning Department Staff Report

TO: Planning Commission
DATE: August 15, 2025
PC PUBLIC HEARING: Monday, August 18, 2025 at 7 PM
PC RECOMMENDATION: Monday, September 2, 2025 at 7 PM*
*Scheduled recommendation
AGENDA ITEM: Code Amendment 2025-02
Hold a public hearing to consider a Code Amendment as requested by the Town of Christiansburg to amend Chapter 42, Sec. 42-8 – Conditional Use Permits; Sec. 42-9 Lighting and Minimum Off-Street Parking; Secs. 42-74(3), 42-99(3), 42-134(3), 42-161(3), 42-189(3), 42-224(3), 42-255(3) – Corner Lots; Secs. 42-33, 42-68, 42-93, 42-128, 42-155, 42-183, 42-218, 42-249, 42-281, 42-305, 42-226 – Permitted Uses of the Christiansburg Town Code.

Summary of Request

The proposed code amendment aims to improve readability of various sections of the Zoning Code without changing the meaning or intent of these sections.

The key revisions to Chapter 42 include:

- 1. Alphabetizing lists of uses in the following sections:**
 - Sec. 42-9. Lighting and minimum off-street parking
 - Secs. 42-33, 42-68, 42-93, 42-128, 42-155, 42-183, 42-218, 42-249, 42-281, 42-305, 42-226 – Permitted Uses as listed within each Zoning District.
- 2. Clarification of corner lot frontage measurement in the following sections:**
 - Secs. 42-74(3), 42-99(3), 42-134(3), 42-161(3), 42-189(3), 42-224(3), 42-255(3) – Corner Lots (Zones R-1A, R-1, R-2, R-3, R-MS, MU-1, MU-2)
- 3. Clarification of Conditional Use “reasonable conditions”:**
 - Sec. 42-8 – Conditional Use Permits

Background

The proposed code amendment was initiated by staff, based on feedback provided by community members, to improve clarity, accessibility, and efficiency in navigating the Zoning Code.

Attachments

[Proposed Code Changes](#)
[Current Code Sections](#)

Sec. 42-8. - Conditional use permits.

(b) In determining the conditions to be imposed, the town council shall take into consideration the intent of this chapter and may impose reasonable conditions that: abate or restrict noise, smoke, dust or other elements that may affect surrounding property; establish setback requirements necessary for orderly expansion; prevent or alleviate traffic congestion; provide for adequate parking and ingress and egress to public streets or roads; provide adjoining property with a buffer or shield from view of the proposed use, if such use is considered to be detrimental to adjoining property; ~~tend to~~ prevent such use from changing the character and established pattern of development of the community.

CODE-2025-02

Proposed Amended Language

08/15/2025

Sec. 42-224(3) (MU-1), 42-255(3) (MU-2), 42-161(3) (R-3) - Corner Lots

~~Each corner lot shall have a minimum width at the setback line and the street line measured to the Pi of a radius where a radius exists of 125 feet.~~ Each corner lot shall have a minimum width of 125 feet at both the setback line and the street line, measured to the point of intersection (PI) of the lines if a curve with a radius exists.

Sec. 42-74(3) (R1-A), 42-99(3) (R-1), 42-134(3) (R-2), 42-189(3) (R-MS) - Corner Lots

~~For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line and the street line measured to the Pi of a radius where a radius exists of 125 feet.~~

Each corner lot shall have a minimum width of 125 feet at both the setback line and the street line, measured to the point of intersection (PI) of the lines if a curve with a radius exists.

Sec. 42-9. - Lighting and minimum off-street parking.

Use or Use Category	Off-Street Parking Spaces Required
<u>Residential</u>	
Single-family, private driveway	16 feet wide x 18 feet long parking area
Two-family dwelling	2 per dwelling unit
Townhouse	2 per dwelling unit
Multifamily dwelling, three or more dwelling units:	
<u>One or more bedroom</u> <u>One- or more-bedroom</u> apartments, roomers	2 per dwelling unit, 1 for each roomer
Mixed use structures located in the B-2 Central Business District:	
<u>One or more bedroom</u> <u>One- or more-bedroom</u> apartments located above street level	1 per apartment unit
<u>Commercial</u>	
Amusement place, dancehall, skating rink, swimming pool or exhibition hall, without fixed seats	1 per 100 square feet of floor area. Does not apply to accessory uses
Antique store or antique mall	1 per 500 square feet of floor area; 3 spaces minimum
Auditorium, theater, gymnasium stadium, arena, or convention hall	1 per 4 seats or seating spaces
Automobile service station	3 for each service bay or pump island, whichever is greater. Parking for refueling may be credited toward required parking spaces if the administrator determines parked vehicles do not interfere with traffic
Bowling alley	5 per lane
Church, temple, synagogue, or similar place of assembly	1 per 5 seats or bench seating spaces (seats in main auditorium only)
College or high school	1 per 5 seats or bench seating spaces (seats in main auditorium, gymnasium or field house only, whichever is larger) or one for each five students, whichever is greater
Elementary, junior high, or nursery school	1 per 10 seats in main assembly room or 2 per classroom, whichever is greater
Farmers' market	2 for each rented stall, table, or sales space
Food storage locker	1 per 200 square feet customer service area
Funeral home	1 per 50 square feet of floor area excluding storage and work area; 30 spaces minimum
Furniture or appliance store, machinery, equipment, mobile home, and automobile and boat sales and service	1 per 500 square feet of floor area; 3 spaces minimum. Automobile sales and service, 10 minimum
General service or repair establishment, printing, publishing, plumbing, heating, broadcasting station	1 per 2 employees on premises; auditorium for broadcasting station requires seating as above
Hospital	2 per patient bed
Hospital, veterinary	1 per 400 square feet of floor area; 4 spaces minimum

CODE-2025-02

Proposed Amended Language

08/15/2025

Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, wholesale, warehouse, or similar establishment	1 per 2 employees on maximum working shift plus space for storage of trucks or other vehicles used in connection with the business or industry
Medical offices or clinic	1 per 200 square feet of floor area; 10 spaces minimum for a clinic
Motel, motor hotel, motor lodge hotel, or tourist court	1 per sleeping room or suite plus 5 spaces for general use
Office or office building (other than medical), post office, studio	1 per 400 square feet of floor area; 3 spaces minimum
Outdoor sales area, open air market or flea market (other than farmers' market)	4 for each rented stall, table, or sales space
Private club without sleeping rooms	1 per 5 members or 1 for each 400 square feet of floor area, whichever is greater
Private clubs, fraternities, sororities, and lodges, with sleeping rooms	2 per 3 sleeping rooms or suites or 1 per 5 active members, whichever is greater
Public library, museum, art gallery, or community center	10 per use plus 1 additional space for each 300 square feet of floor area in excess of 1,000 square feet
Restaurant, drive-in	1 per 100 square feet of floor area, 10 spaces minimum
Restaurant or other establishment for consumption of food or beverages inside a building on the premises	1 per 100 square feet of floor area, 3 spaces minimum
Retail store or personal service establishment and banks	1 per 250 square feet of floor area for the first 5,000 square feet excluding storage and areas not accessible to the public
	1 per 300 square feet of floor area for the second 5,000 square feet excluding storage and areas not accessible to the public
	1 per 350 square feet of floor area for the third 5,000 square feet and all subsequent square footage excluding storage and areas not accessible to the public
Rooming, boarding, or lodging house, bed and breakfast establishment	1 per sleeping room
Sanitarium, convalescent home, home for aged, or similar institution	1 per 3 patient beds
<u>Self-service</u> storage, mini warehouse	1 for each 25 storage areas plus 3 spaces for the office, if provided (driving aisle between units must be paved or concrete)
Shopping center	1 per 250 square feet of floor area for the first 5,000 square feet
	1 per 300 square feet of floor area for the second 5,000 square feet
	1 per 350 square feet of floor area for the third 5,000 square feet and all subsequent square footage

Sec. 42-33. - Permitted uses.

In the A Agricultural District, structures to be erected, or land to be used, shall be for one or more of the following uses:

Permitted uses by right:

- (1) Accessory buildings and uses, including temporary wayside stands for seasonal sales of products raised or made on the premises; provided, that garages or other accessory structures, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (2) Agriculture and forestry.
- (3) Assisted living facilities and group homes of eight or fewer individuals as exempted by Code of Virginia, § 15.2-2291.
- (4) Churches and other places of worship.
- (5) An enclosure for less than 100 fowl and enclosed pasture or range with an area in excess of 100 square feet for each small animal or 4,000 square feet for each larger animal, such as horses, ponies, cattle or sheep.
- (6) Facilities and structures necessary for rendering utility service, including poles, wires, transformers, transmission lines, telephone booths and the like for normal electrical power distribution or communication service; communications antennas; amateur radio towers; meters and pipelines or conduits for electrical, gas, sewer or water service; pumping and regulatory stations; substations.
- (7) Family day homes serving one through five children.
- (8) Minor home occupations.
- (9) Off-street parking and loading.
- (10) Parks and playgrounds.
- (11) Pens for animals or poultry or those intensive agricultural operations commonly known as confinement operations where large numbers of animals or fowl are confined to a relatively small space, such as veal or poultry pens or houses, feedlots and dairying operations, with a conditional use permit.
- (12) Portable storage containers, in accordance with section 42-662.
- (13) Preserves and conservation areas.
- (14) Public buildings to consist of fire, police and rescue squad stations, schools and recreational facilities.
- (15) Signs in accordance with the sign ordinance in article XXIV, signs.
- (16) Single-family dwellings, including a family and one unrelated individual per unit.

Permitted by Conditional Use Permit:

- (17)Adult day care center as an accessory use, but not accessory structure, to an existing and permitted institutional use with a conditional use permit.
- (18)Airports and heliports, with a conditional use permit.
- (19)Campground, overnight, with a conditional use permit. Except for campground record keeping, commercial or other business activities shall be limited to the campground and its occupants and conducted only when authorized by conditional use permit which shall specify the parameters of the commercial activities.
- (20)Cemeteries, with conditional use permit.
- (21)Child day care centers as an accessory use, but not accessory structure, to an existing and permitted institutional use with a conditional use permit.
- (22)Clubs and lodges, with a conditional use permit.
- (23)Fraternity and sorority houses, with a conditional use permit.
- (24)Industrialized building units for agricultural, institutional, security or construction purposes, with a conditional use permit. A conditional use permit shall not be required for construction trailers on active construction sites.
- (25)Kennels, with a conditional use permit.
- (26)Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.
- (27)Major home occupations with a conditional use permit.
- (28)Planing mills, temporary, with a conditional use permit.
- (29)Private buildings to consist of schools and recreational facilities, with a conditional use permit.
- (30)Public utility generating, booster or relay stations; major transmission lines and towers; communications monopoles; railroad yards and terminals; and treatment facilities are permitted with a conditional use permit.
- (31)Rehabilitation centers, with a conditional use permit.
- (32)Sawmills, temporary, with a conditional use permit.

Sec. 42-68. - Permitted uses.

In the R-1A Rural Residential District, structures to be erected, or land to be used, shall be for one or more of the following uses:

Permitted uses by right:

- (1) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings such as carports, porches and stoops attached to the main building shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (2) Agriculture and forestry, but not including pens, as herein defined, or the raising or keeping of swine or goats. Enclosures for horses of at least 8,000 square feet for each horse.
- (3) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (4) Construction trailers on active construction sites.
- (5) Family day homes serving one through five children
- (6) Minor home occupations.
- (7) Off-street parking and loading.
- (8) Parks and playgrounds.
- (9) Portable storage containers, in accordance with section 42-662.
- (10) Public buildings to consist of fire, police and rescue squad stations, schools and recreational facilities.
- (11) Signs in accordance with the sign ordinance in article XXIV, signs.
- (12) Single-family dwellings, including a family and one unrelated individual per unit.
- (13) Urban agriculture in accordance with section 42-663.

Permitted by Conditional Use Permit:

- (14) Family day homes serving six through 12 children, with a conditional use permit.
- (15) Major home occupations with a conditional use permit.
- (16) Private buildings to consist of schools and recreational facilities, with a conditional use permit.
- (17) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities necessary for provision and maintenance, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers. Communications monopolies, with a conditional use permit.

Sec. 42-93. - Permitted uses.

In the R-1 Single-Family Residential District, structures to be erected or land to be used shall be for one or more of the following uses:

Permitted uses by right:

- (1) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings such as carports, porches and stoops attached to the main building shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (2) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (3) Churches and other places of worship.
- (4) Construction trailers on active construction sites.
- (5) Family day homes serving one through five children.
- (6) Minor home occupations.
- (7) Off-street parking and loading.
- (8) Parks and playgrounds.
- (9) Portable storage containers, in accordance with section 42-662.
- (10) Public buildings to consist of fire, police and rescue squad stations, schools and recreational facilities.
- (11) Public utilities such as poles, lines, distribution transformers, pipes, meters and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers.
- (12) Signs in accordance with the sign ordinance in article XXIV, signs.
- (13) Single-family dwellings, including a family and one unrelated individual per unit.
- (14) Urban agriculture in accordance with section 42-663.

Permitted by Conditional Use Permit:

- (15) Child day care centers, with a conditional use permit.
- (16) Communications monopolies with a conditional use permit.
- (17) Family day homes serving six through 12 children, with a conditional use permit.
- (18) Major home occupations with a conditional use permit.
- (19) Planned housing developments consisting of detached single-family residences, including a family and up to one unrelated individual per unit, subject to special regulation of section 42-227, with a conditional use permit.
- (20) Private buildings to consist of schools and recreational facilities, with a conditional use permit.

Sec. 42-128. - Permitted uses.

In the R-2 Two-Family Residential District, structures to be erected, or land to be used, shall be for one or more of the following uses:

Permitted uses by right:

- (1) Accessory buildings; provided, that garages or other accessory structures, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (2) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (3) Churches and other places of worship.
- (4) Construction trailers on active construction sites.
- (5) Family day homes serving one through five children.
- (6) Minor home occupations.
- (7) Off-street parking and loading.
- (8) Parks and playgrounds.
- (9) Portable storage containers, in accordance with section 42-662.
- (10) Public buildings to consist of fire, police and rescue squad stations, schools and recreational facilities an libraries.
- (11) Public utilities such as poles, lines, distribution transformers, pipes, meters and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers.
- (12) Signs in accordance with the sign ordinance in article XXIV, signs.
- (13) Single-family dwellings, including a family and up to two unrelated individuals per unit.
- (14) Two-family dwellings, including a family and up to two unrelated individuals per unit.
- (15) Urban agriculture in accordance with section 42-663.

Permitted by Conditional Use Permit:

- (16) Adult home day care, with a conditional use permit.
- (17) Bed and breakfast inns with a conditional use permit.
- (18) Child day care centers, with a conditional use permit.
- (19) Communications monopolies with a conditional use permit.
- (20) Family day homes serving six through 12 children, with a conditional use permit.
- (21) Major home occupations with a conditional use permit.
- (22) Planned housing developments consisting of detached single-family residences and/or duplexes, including a family and up to two unrelated individuals per unit, subject to special regulations of section 42-227 with a conditional use permit.

CODE-2025-02

Proposed Amended Language

08/15/2025

(23)Private buildings to consist of schools and recreational facilities and libraries, with a conditional use permit.

Sec. 42-155. - Permitted uses.

In the R-3 Multiple-Family Residential District, structures to be erected, or land to be used, shall be for one or more of the following uses:

Permitted uses by right:

- (1) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (2) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (3) Churches and other places of worship.
- (4) Condominiums, including a family and up to two unrelated individuals per unit.
- (5) Construction trailers on active construction sites.
- (6) Family day homes serving one through five children.
- (7) Minor home occupations.
- (8) Multiple-family dwellings, including a family and up to two unrelated individuals per unit.
- (9) Off-street parking and loading.
- (10) Parks and playgrounds.
- (11) Portable storage containers, in accordance with section 42-662.
- (12) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities and libraries.
- (13) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities, necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers.
- (14) Signs in accordance with the sign ordinance in article XXIV, signs.
- (15) Single-family dwellings, including a family and up to two unrelated individuals per unit.
- (16) Townhouses, including a family and up to two unrelated individuals per unit.
- (17) Two-family dwellings, including a family and up to two unrelated individuals per unit.
- (18) Urban agriculture in accordance with section 42-663.

Permitted by Conditional Use Permit:

- (19) Child day care centers, with a conditional use permit.
- (20) Clubs and lodges, except where activities embrace a service customarily carried on within a business district, with a conditional use permit.
- (21) Communications monopolies with a conditional use permit.
- (22) Family day homes serving six through 12 children with a conditional use permit.

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- (23)Home adult day care center caring for not more than three individuals not related by blood or marriage, with a conditional use permit.
- (24)Major home occupations with a conditional use permit.
- (25)Owner occupied boardinghouse with not more than four boarders, with a conditional use permit.
- (26)Planned housing developments subject to the special regulations of section 42-164, including a family and up to two unrelated individuals per unit.
- (27)Private buildings to consist of schools, recreational facilities and libraries, with a conditional use permit.
- (28)Professional offices with not more than five employees, with a conditional use permit.
- (29) Rest homes or housing for not more than four elderly or handicapped individuals who are physically capable of responding to emergency situations without personal assistance, with a conditional use permit.
- (30)A Single-family owner-occupied dwelling which, as an accessory use, offers no more than five bedrooms for short-term transient occupancy for compensation and where food service for resident guests is limited to breakfast only with a conditional use permit.

Sec. 42-183. - Permitted uses.

In the R-MS Residential Manufactured Home Subdivision District, structures to be erected, or land to be used, may be for one or more of the following uses:

Permitted uses by right:

- (1) Accessory structure, such as carports, toolsheds, porches and stoops, provided that no accessory structure shall be closer than three feet from any lot line or located within any easement or right-of-way, and facilities such as recreation and other amenities accessory to the subdivision as a whole, provided such facilities are approved as part of the development plan.
- (2) Adult day care center, with conditional use permit.
- (3) Assisted living facilities and group homes of eight or fewer individuals as exempted by Code of Virginia, § 15.2-2291.
- (4) Churches and other places of worship.
- (5) Construction trailers on active construction sites.
- (6) Family day homes serving one through five children.
- (7) Minor home occupations.
- (8) Off-street parking and loading.
- (9) Portable storage containers, in accordance with section 42-662.
- (10) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities and libraries.
- (11) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities, necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers.
- (12) Signs in accordance with the sign ordinance in article XXIV, signs.
- (13) Single-family dwellings, manufactured homes or doublewide manufactured homes, on permanent foundations, including a family and one unrelated individual per unit.

Permitted by Conditional Use Permit:

- (14) Child day care centers, with a conditional use permit.
- (15) Communications monopoles with a conditional use permit.
- (16) Major home occupations with a conditional use permit.
- (17) Private buildings to consist of schools, recreational facilities and libraries with a conditional use permit.

Sec. 42-218. - Permitted uses.

In the MU-1 Mixed Use: Residential - Limited Business District, structures to be erected, or land to be used, shall be for one or more of the following uses (Note: Activities or uses which instruct the reader to 'see' a permitted use serve only as a cross reference to the list of permitted uses and associated conditions, if any. The listing of a cross reference in no way implies that the cross reference is a permitted use or activity. Listed permitted uses which instruct the reader to 'see also' another permitted use or section of this chapter or this Code are intended to refer the reader to additional information that is relevant to that permitted use.):

Permitted uses by right:

- (1) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (2) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (3) Construction trailers on active construction sites.
- (4) Facilities and structures necessary for rendering utility service, including poles, wires, transformers, transmission lines, telephone booths and the like for normal electrical power distribution or communication service; communications antennas; amateur radio towers; meters and pipelines or conduits for electrical, gas, sewer or water service; pumping and regulator stations; substations.
- (5) Family day homes serving one through five children.
- (6) Minor home occupations.
- (7) Off-street parking and loading.
- (8) Parks and playgrounds.
- (9) Portable storage containers, in accordance with section 42-662.
- (10) Private schools, recreational facilities, libraries, museums and art galleries with a conditional use permit.
- (11) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, libraries, museums and art galleries.
- (12) Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official, or both, for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.
- (13) Signs in accord with the sign ordinance in article XXIV, signs.
- (14) Single-family dwellings, including a family and one unrelated individual per unit.

(15) Two-family dwellings, including a family and up to two unrelated individuals per unit.

Permitted by Conditional Use Permit:

(16) Any use permitted in the B-1 Limited Business District, with a conditional use permit and subject to the use regulations of this district, except that uses permitted as conditional uses in the B-1 Limited Business District but permitted by right in the MU-1 District, shall not require a conditional use permit. Uses permitted in the B-1 Limited Business District with a conditional use permit are limited to the following provision exceptions.

- a. Fitness center or health club shall be limited to a maximum of 2,500 square feet.
- b. Rental of household items, tools and appliances shall be limited to a maximum of 2,500 square feet with all storage inside a fully enclosed building.
- c. Greenhouse or nursery, commercial or retail (but not wholesale) limited to a maximum of 2,500 square feet.

(17) Bed and breakfast inns, with a conditional use permit.

(18) Communications monopolies and major transmission lines are permitted with a conditional use permit.

(19) Condominiums, including a family and up to two unrelated individuals per unit, with a conditional use permit.

(20) Family day homes serving six through 12 children, with a conditional use permit.

(21) Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.

(22) Major home occupations with a conditional use permit.

(23) Mini warehouses, with a conditional use permit.

(24) Multiple-family dwellings, including a family and up to two unrelated individuals per unit, with a conditional use permit.

(25) Planned housing developments, including a family and up to two unrelated individuals per unit, subject to the special regulations of section 42-227, with a conditional use permit.

(26) Townhouses, including a family and up to two unrelated individuals per unit, (see article XX, townhouses, for townhouse provisions) with a conditional use permit.

Sec. 42-249. - Permitted uses.

In the MU-2: Mixed Use Residential - Limited Business - Limited Industrial District, structures to be erected, or land to be used, may be for one or more of the following uses:

Permitted uses by right:

- (1) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (2) Assisted living facilities and group homes of eight or fewer individuals as exempted by Code of Virginia, § 15.2-2291.
- (3) Construction trailers on active construction sites.
- (4) Facilities and structures necessary for rendering utility service, including poles, wires, transformers, transmission lines, telephone booths and the like for normal electrical power distribution or communication service; communications antennas; amateur radio towers; meters and pipelines or conduits for electrical, gas, sewer or water service; pumping or regulator stations; substations.
- (5) Family day homes serving one through five children.
- (6) Minor home occupations.
- (7) Off-street parking and loading.
- (8) Parks and playgrounds.
- (9) Portable storage containers, in accordance with section 42-662.
- (10) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, libraries, museums and art galleries.
- (11) Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official, or both, for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.
- (12) Signs in accordance with the sign ordinance in article XXIV, signs.
- (13) Single-family dwellings, including a family and one unrelated individual per unit.
- (14) Two-family dwellings, including a family and up to two unrelated individuals per unit.

Permitted by Conditional Use Permit:

- (15) Any use permitted in the B-1 Limited Business District, with a conditional use permit and subject to the use regulations of this district, except that uses permitted as conditional uses in the B-1 Limited Business District but permitted by right in the MU-2 District shall not require a

conditional use permit. Uses permitted in the B-1 Limited Business District with a conditional use permit are limited to the following provision exceptions:

- a. Fitness center or health club shall be limited to a maximum of 2,500 square feet.
- b. Rental of household items, tools and appliances shall be limited to a maximum of 2,500 square feet with all storage inside a fully enclosed building.
- c. Greenhouse or nursery, commercial or retail (but not wholesale) limited to a maximum of 2,500 square feet.

(16) Bed and breakfast inns, with a conditional use permit.

(17) Communications monopolies and major transmission lines are permitted with a conditional use permit.

(18) Compounding of cosmetics, toiletries, drugs and pharmaceutical products, with a conditional use permit.

(19) Condominiums, including a family and up to two unrelated individuals per unit, with a conditional use permit.

(20) Family day homes serving six through 12 children, with a conditional use permit.

(21) Laboratories, research, experimental or testing, excluding animals and explosives, with a conditional use permit.

(22) Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.

(23) Manufacture of pottery or other similar ceramic products, from previously pulverized clay, and in kilns fired only by smokeless furnaces, with a conditional use permit.

(24) Manufacture or assembly of medical and dental equipment, drafting and optical instruments, watches, clocks, toys, games, electrical or electronic apparatus, and communication equipment with a conditional use permit.

(25) Mini warehouses, with a conditional use permit.

(26) Molding of candles and soap, with a conditional use permit.

(27) Monument sales establishments with incidental processing to order, but not including, shaping of headstones, with a conditional use permit.

(28) Multiple-family dwellings, including a family and up to two unrelated individuals per unit, with a conditional use permit.

(29) Planned housing developments, including a family and up to two unrelated individuals per unit, subject to the special regulations of section 42-258, with a conditional use permit.

(30) Printing, publishing and engraving establishment, photographic processing, blueprinting, photocopying and similar uses, with a conditional use permit.

(31) Private schools, recreational facilities, libraries, museums and art galleries, with a conditional use permit.

(32) Radio or television broadcasting studios and offices, with a conditional use permit.

(33) Sign fabricating and painting, with a conditional use permit.

(34) Townhouses, including a family and up to two unrelated individuals per unit, (see article XX, townhouses, for townhouse provisions), with a conditional use permit.

Sec. 42-281. - Permitted uses.

In the B-1 Limited Business District, structures to be erected, or land to be used, may be for one or more of the following uses:

Permitted uses by right:

- (1) Adult day care center.
- (2) Bakeries, provided that the majority of products produced on the premises are sold at retail on the premises.
- (3) Banks and other financial institutions.
- (4) Barber and beauty shops.
- (5) Child day care center.
- (6) Churches and other places of worship.
- (7) Clinics.
- (8) Construction trailers on active construction sites.
- (9) Convalescent homes, rest homes, nursing homes and housing for the elderly and handicapped.
- (10) Convenience stores with retail sales of gasoline, but not auto repair or servicing.
- (11) Dry cleaners, laundries and laundromats with floor area not exceeding 2,500 square feet.
- (12) Fitness center or health club.
- (13) Funeral homes and crematories.
- (14) General hospitals.
- (15) Janitorial services.
- (16) Off-street parking and loading, as required.
- (17) Offices, business, professional or administrative.
- (18) Personal service establishments.
- (19) Portable storage containers, in accordance with section 42-662.
- (20) Printing and duplicating services, with floor area not exceeding 2,500 square feet.
- (21) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, libraries, museums and art galleries.
- (22) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities, necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers.
- (23) Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official or both for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.
- (24) Rental of household items, tools and appliances.
- (25) Restaurants, catering or delicatessen business.

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(26) Retail stores, including sale of accessories, antiques, appliances, art or art supplies, beverages (alcoholic or otherwise), books, carpets, clothing, drugs, fabrics, flowers, food, furniture, hardware, jewelry, gifts, office supplies and stationery, shoes, paint, wallpaper, sporting goods, and similar stores and shops.

(27) Shoe repair with floor area not exceeding 2,500 square feet.

(28) Signs in accordance with the sign ordinance in article XXIV, signs.

(29) A Single-family dwelling in association with a permitted office, business or commercial use in the same building or on the same premises for use by the proprietor or an employee of said business, including a family and one unrelated individual per unit.

(30) Tailor shop with floor area not exceeding 2,500 square feet

Permitted by Conditional Use Permit:

(31) Clubs and lodges, with a conditional use permit.

(32) Communications monopolies with a conditional use permit.

(33) Family day homes, with a conditional use permit.

(34) Greenhouse or nursery, commercial, wholesale or retail, with a conditional use permit.

(35) Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.

(36) Private buildings to consist of schools, recreational facilities, libraries, museums and art galleries, with a conditional use permit.

Sec. 42-305. - Permitted uses.

In the B-2 Central Business District, structures to be erected, or land to be used, may be for one or more of the following uses (Note: Activities or uses which instruct the reader to see a permitted use serve only as a cross reference to the list of permitted uses and associated conditions, if any. The listing of a cross reference in no way implies that the cross reference is a permitted use or activity. Listed permitted uses which instruct the reader to see also another permitted use or section of the zoning ordinance or town code are intended to refer the reader to additional information that is relevant to that permitted use.):

Permitted uses by right:

- (1) Apartments or other dwellings above street level, including a family and up to two unrelated individuals per unit, designed as an integral part of a building or group of buildings, containing offices, retail or commercial uses.
- (2) Auto and truck rental, sales and service with a ten-foot front yard setback for vehicle display area. See also Service stations and Commercial garages.
- (3) Automobile service stations.
- (4) Bakeries.
- (5) Banks and other financial institutions.
- (6) Barber and beauty shops.
- (7) Churches and other places of worship.
- (8) Dry cleaners, laundries and laundromats.
- (9) Fitness center or health club.
- (10) Funeral homes and crematories.
- (11) Home appliance services.
- (12) Hospitals, general.
- (13) Hotels and motels, and bed and breakfast inns.
- (14) Janitorial services.
- (15) Leisure and enrichment service.
- (16) Microbrewery with capacity not to exceed 5,000 barrels per year.
- (17) Museums, art galleries and art studios.
- (18) Off-street parking and loading.
- (19) Offices, business, professional or administrative.
- (20) Personal service establishments.
- (21) Plumbing and electrical supply with storage under cover.
- (22) Portable storage containers, in accordance with section 42-662.
- (23) Printing and duplicating services.
- (24) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries.
- (25) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities, necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers.

(26) Radio and television stations and studios or recording studios.

(27) Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official, or both, for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.

(28) Rental of household items, tools and appliances.

(29) Retail stores, including sale of accessories, antiques, appliances, art or art supplies, beverages (alcoholic or otherwise), books, carpets, clothing, drugs, fabrics, flowers, food, furniture, hardware, jewelry, gifts, office supplies and stationery, shoes, paint, wallpaper, sporting goods, and similar stores and shops.

(30) Restaurants, food handlers and caterers.

(31) Shoe repair shop

(32) Signs in accordance with the sign ordinance in article XXIV, signs.

(33) A Single-family dwelling, including a family and one unrelated individual per unit in association with a permitted office, business or commercial use, in the same building or on the same premises for use by the proprietor or an employee of said business shall be permitted, but not subject to said requirements.

(34) Tailor shop

(35) Tattoo parlors and body piercing establishments, with approval of the county health department.

(36) Theaters and assembly halls.

Permitted by Conditional Use Permit:

(37) Any use permitted in the R-3 Residential District, with a conditional use permit and subject to the use regulations of that district, but subject to the area and dimensional regulations for the B-2 Central Business District, except that uses permitted as conditional uses in the R-3 District, but permitted by right in the B-2 District shall not require a conditional use permit.

(38) Apartments or other dwellings at or below street level, including a family and up to two unrelated individuals per unit, designed as an integral part of a building or group of buildings containing offices, retail or commercial uses, with a conditional use permit. In approving such mixed use developments due consideration shall be given to such matters as fire safety, light and air, size and number of dwelling units and means of access thereto, location and number of parking spaces, location of dwellings with respect to commercial uses, and amenities provided for use of residential occupants.

(39) Boardinghouses, with a conditional use permit.

(40) Child day care centers or family day homes, with a conditional use permit.

(41) Clubs and lodges, with a conditional use permit.

- (42)Commercial garage and/or towing service, with a conditional use permit. See also Auto and truck rental, sales and services and Automobile service stations.
- (43)Communications monopolies, with a conditional use permit.
- (44)Dancehalls, with a conditional use permit.
- (45)Farmers' markets, with a conditional use permit.
- (46)Industrialized building units, temporary only, for business, institutional, security or construction purposes, with a conditional use permit. A conditional use permit shall not be required for construction trailers on active construction sites.
- (47)Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.
- (48)Parking garages with a conditional use permit.
- (49)Private buildings to consist of schools, recreational facilities, and libraries with a conditional use permit.
- (50)Public billiard parlors and poolrooms, game rooms, bowling alleys, skating rinks, indoor and outdoor shooting ranges, paintball courses and similar forms of public amusement, with a conditional use permit.
- (51)The following listed uses, provided not more than five persons are engaged in actual production work, with a conditional use permit:
 - a. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs and the manufacture of small parts, such as coils, condensers, transformers and crystal holders.
 - b. Commercial cabinet or woodworking shops; blacksmith shops, and welding or machine shops.
 - c. Pharmaceutical, medical or dental laboratories.

Note: The following activities or uses serve only as a cross reference to permitted uses listed above which may or may not have conditions attached to the use. The listing of the following cross reference in no way implies that they are a permitted use or activity unless permitted elsewhere within this section.
ed.:

Amusement activities, see Public billiard, game rooms.

Appliance service, see Home appliance service.

Bed and breakfast, see Hotels, motels.

Dressmaking, see Shoe repair and tailor shop.

Electrical supply, see Plumbing and electrical supply.

Garages, see Commercial garages and Automobile service stations.

Home appliance service, see Home appliance service.

Tailoring shop, see Shoe repair or tailor shop.

Tourist homes, see Hotels, motels.

Sec. 42-336. - Permitted uses.

In the B-3 General Business District, structures to be erected, or land to be used, may be for one or more of the following uses (Note: Activities or uses which instruct the reader to see a permitted use serve only as a cross reference to the list of permitted uses and associated conditions, if any. The listing of a cross reference in no way implies that the cross reference is a permitted use or activity. Listed permitted uses which instruct the reader to see also another permitted use or section of the zoning ordinance or town code are intended to refer the reader to additional information that is relevant to that permitted use.)

Permitted uses by right:

- (1) Animal hospital, pet shop or pet grooming establishment.
- (2) Auto and truck rental, sales and service. Also see Automobile service stations and Commercial garages.
- (3) Automobile service stations.
- (4) Bakeries.
- (5) Banks and other financial institutions.
- (6) Barber and beauty shops.
- (7) Child daycare center.
- (8) Churches and other places of worship.
- (9) Convalescent homes, rest homes, nursing homes and housing for the elderly and handicapped.
- (10) Dry cleaners, laundries and laundromats.
- (11) Facilities and structures necessary for rendering utility service, including poles, wires, transformers, transmission lines, telephone booths and the like for normal electrical power distribution or communication service; communications antennas; amateur radio towers; meters and pipelines or conduits for electrical, gas, sewer or water service; pumping and regulatory stations; substations.
- (12) Fitness center or health club.
- (13) Funeral homes and crematories.
- (14) Greenhouse or nursery, commercial, wholesale, or retail.
- (15) Home appliance services.
- (16) Hospitals, general.
- (17) Hotels and motels, and bed and breakfast inns.
- (18) Janitorial services.
- (19) Leisure and enrichment service.
- (20) Lumber and building materials store, wholesale or retail, but not a lumberyard or manufacturer of brick or concrete blocks.
- (21) Microbrewery with capacity not to exceed 10,000 barrels per year.
- (22) Microbrewery with capacity between 10,001 and 15,000 barrels per year, with a conditional use permit.
- (23) Museums, art galleries and art studios.
- (24) Off-street parking and loading.

- (25)Offices, business, professional or administrative.
- (26)Personal service establishments.
- (27)Plumbing and electrical supply with storage under cover.
- (28)Portable storage containers, in accordance with section 42-662.
- (29)Printing and duplicating services.
- (30)Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries.
- (31)Radio and television stations and studios or recording studios.
- (32)Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official, or both, for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.
- (33)Recycling, post-collection separation facilities, with a conditional use permit and a plan of operation approved by the administrator. In cases of doubt regarding the nature of a process or use, the administrator may require an engineering report describing the process or use and the probable impacts of the facility.
- (34)Rental of household items, tools and appliances.
- (35)Retail stores, including sale of accessories, antiques, appliances, art or art supplies, beverages (alcoholic or otherwise), books, carpets, clothing, drugs, fabrics, flowers, food, furniture, hardware, jewelry, gifts, office supplies and stationery, shoes, paint, wallpaper, sporting goods, and similar stores and shops.
- (36)Restaurants, food handlers and caterers.
- (37)Self-service storage compartments commonly known as mini warehouses.
- (38)Shoe repair shop
- (39)Signs in accordance with the sign ordinance in article XXIV, signs.
- (40)Tailor shop
- (41)Tattoo parlors and body piercing establishments, with approval of the county health department.
- (42)Theaters and assembly halls.

Permitted by Conditional Use Permit:

- (43)Any principal use permitted in the R-3 Multiple-Family Residential District, with a conditional use permit, except that uses permitted as conditional uses in the R-3 District, but permitted as of right in the B-3 District, shall not require a conditional use permit. Dwellings are subject to the same requirements as in the R-3 District, except that a single-family dwelling in association with a permitted office, business or commercial use, in the same building or on the same premises for use by the proprietor or an employee of said business shall be permitted, but not subject to

said requirements, including a family and one unrelated individual per unit; and for multifamily dwellings, the density of development shall not exceed the ratio of 20 dwelling units per gross acre. Residential development as part of a planned commercial development shall be subject to the requirements of section 42-341.

- (44)Auction house, business, with a conditional use permit.
- (45)Automobile auctions, with a conditional use permit.
- (46)Automobile upholstery shops, with a conditional use permit.
- (47)Boardinghouses, with a conditional use permit.
- (48)Carnival or fairgrounds, with a conditional use permit.
- (49)Campground, overnight, with a conditional use permit. Other permitted B-3 uses located upon the same property as the campground are permitted, provided that non-campground users do not traverse the campground areas to have access to these non-campground uses. Provided further that a fence or other suitable barricade and screening separates the campground from adjacent properties or uses.
- (50)Clubs and lodges, with a conditional use permit.
- (51)Commercial garage and/or towing service, with a conditional use permit. See also Auto and truck rental, sales and services and Automobile service stations.
- (52)Communications monopoles and major transmission lines are permitted with a conditional use permit.
- (53)Contractors equipment storage yard or plant or rental of equipment commonly used by (but no material storage), with a conditional use permit.
- (54)Dancehalls, with a conditional use permit.
- (55)Exterminating services with a conditional use permit.
- (56)Family day homes, with a conditional use permit.
- (57)Farmers' markets or flea markets, with a conditional use permit.
- (58)Industrialized building units for business, institutional, security or construction purposes, with a conditional use permit. Conditional use permits shall not be required for construction trailers on active construction sites.
- (59)Kennels with a conditional use permit.
- (60)Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.
- (61)Machinery and equipment sales, service and storage (but not junk), with a conditional use permit.
- (62)Mobile home parks, with a conditional use permit. Also see article XVIII, mobile home parks.
- (63)Mobile home sales, single- or double-wide, with a conditional use permit.
- (64)Parking garages with a conditional use permit.
- (65)Planned commercial developments, subject to the requirements of section 42-341, with a conditional use permit.
- (66)Private buildings to consist of schools, recreational facilities, and libraries with a conditional use permit.

(67)Public billiard parlors and poolrooms, game rooms, bowling alleys, skating rinks, indoor and outdoor shooting ranges, paintball courses and similar forms of public amusement, with a conditional use permit.

(68)Railroad yards and terminals, with a conditional use permit.

(69)The following listed uses, provided not more than 50 persons are engaged in actual production work, with a conditional use permit:

- a. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs and the manufacture of small parts, such as coils, condensers, transformers and crystal holders.
- b. Commercial cabinet or woodworking shops; blacksmith shops, and welding or machine shops.
- c. Pharmaceutical, medical or dental laboratories.

Note: The following activities or uses serve only as a cross reference to permitted uses listed above which may or may not have conditions attached to the use. The listing of the following cross reference in no way implies that they are a permitted use or activity unless permitted elsewhere within this section.

Appliance service, see Home appliance services.

Bed and breakfast inns, see Hotels, motels.

Building material sales, see Lumber and building materials sales.

Equipment sales, service, etc., see Machinery and equipment sales and services.

Pet shops, see Animal.

Tourist homes, see Hotels, motels.

Sec. 42-8. Conditional use permits.

- (a) Where so stated by this chapter, the location of permitted uses shall require, in addition to the zoning permit and certificate of occupancy, a conditional use permit approved by the town council when authorized as herein after provided. A conditional use permit should be approved only if it is permitted as a conditional use in the district regulations and only if it is found that the location is appropriate and not in conflict with the comprehensive plan, that the public health, safety and general welfare will not be adversely affected, that adequate utilities and off-street parking facilities will be provided, and that necessary safeguards will be provided for the protection of surrounding property, persons and neighborhood values, and further provided that the additional standards of this chapter are complied with. In approving a conditional use permit the town council may impose such reasonable conditions as it believes necessary to accomplish the intent of this chapter. Unless otherwise specified in this chapter or specified as a condition of approval, the height limits, yard spaces, lot area and sign requirements shall be the same as for other uses in the district in which the proposed conditional use is located.
- (b) In determining the conditions to be imposed, the town council shall take into consideration the intent of this chapter and may impose reasonable conditions that: abate or restrict noise, smoke, dust or other elements that may affect surrounding property; establish setback requirements necessary for orderly expansion; prevent or alleviate traffic congestion; provide for adequate parking and ingress and egress to public streets or roads; provide adjoining property with a buffer or shield from view of the proposed use, if such use is considered to be detrimental to adjoining property; tend to prevent such use from changing the character and established pattern of development of the community.
- (c) Any use listed as requiring approval of a conditional use permit and which use legally exists at the effective date of the regulations of this chapter shall be considered a nonconforming use, unless it has been approved as a conditional use by the town council. Conditional use permits may be revoked by the town council, town manager or zoning administrator, if the conditions of such permit are not fulfilled. Nothing contained in this chapter shall be construed to compel the town council to issue a conditional use permit. Conditional use permits approved shall be subject to administrative review on an annual basis and to the following time limitations:
 - (1) Any conditional use permit granted shall be null and void 24 months after approval by the town council if the use or development authorized by the permit is not commenced to a degree that, in the opinion of the zoning administrator, clearly establishes the intent to utilize the granted conditional use permit in a time period deemed reasonable for the type and scope of improvements involved. The property owner, or applicant, may request that town council allow a 12-month extension beyond the 24 month period for an approved conditional use permit provided that the request is received, in writing, within at least 23 months of the conditional use permit approval.
 - (2) Activities or uses approved by a conditional use permit which are discontinued for a period of more than 24 consecutive months shall not be reestablished on the same property unless a new conditional use permit is issued in accord with this chapter.
- (d) The town council, town manager and zoning administrator are authorized to require supplemental conditional use permits if questions of compliance should arise regarding any provision of this chapter.
- (e) Conditional use permit application submissions shall include a traffic impact statement whenever a proposed conditional use permit substantially affects transportation on town streets through traffic generation of either:
 - (1) 100 vehicles trips per peak hour by residential development;

(2) 250 vehicles trips per peak hour by non-residential development; or

(3) 2,500 vehicle trips per day by non-residential development.

(f) The data and analysis contained in the traffic impact statement shall comply with Virginia Department of Transportation Traffic Impact Analysis Regulations 24 VAC 30-155-60 and all applicable town ordinances.

(Code 1972, § 30-8; Code 1992, §§ 30-1, 30-8; Ord. of 6-2-1998; Ord. of 4-20-1999; Ord. No. 2012-6, § 30-8, 6-19-2012; Ord. No. 2012-10, § 30-8, 11-20-2012)

Sec. 42-9. Lighting and minimum off-street parking.

(a) *Specific requirements by use.* Except as otherwise provided in this chapter, when any building or structure is hereafter erected or structurally altered, or any building or structure hereafter erected is converted, accessory off-street parking spaces shall be provided as follows:

Use or Use Category	Off-Street Parking Spaces Required
Single-family, private driveway	16 feet wide x 18 feet long parking area
Two-family dwelling	2 per dwelling unit
Townhouse	2 per dwelling unit
Multifamily dwelling, three or more dwelling units:	
One or more bedroom apartments, roomers	2 per dwelling unit, 1 for each roomer
Mixed use structures located in the B-2 Central Business District:	
One or more bedroom apartments located above street level	1 per apartment unit
Church, temple, synagogue, or similar place of assembly	1 per 5 seats or bench seating spaces (seats in main auditorium only)
College or high school	1 per 5 seats or bench seating spaces (seats in main auditorium, gymnasium or field house only, whichever is larger) or one for each five students, whichever is greater
Elementary, junior high, or nursery school	1 per 10 seats in main assembly room or 2 per classroom, whichever is greater
Private club without sleeping rooms	1 per 5 members or 1 for each 400 square feet of floor area, whichever is greater
Public library, museum, art gallery, or community center	10 per use plus 1 additional space for each 300 square feet of floor area in excess of 1,000 square feet
Private clubs, fraternities, sororities, and lodges, with sleeping rooms	2 per 3 sleeping rooms or suites or 1 per 5 active members, whichever is greater
Sanitarium, convalescent home, home for aged, or similar institution	1 per 3 patient beds
Motel, motor hotel, motor lodge hotel, or tourist court	1 per sleeping room or suite plus 5 spaces for general use
Rooming, boarding, or lodging house, bed and breakfast establishment	1 per sleeping room
Hospital	2 per patient bed

Hospital, veterinary	1 per 400 square feet of floor area; 4 spaces minimum
Office or office building (other than medical), post office, studio	1 per 400 square feet of floor area; 3 spaces minimum
Medical offices or clinic	1 per 200 square feet of floor area; 10 spaces minimum for a clinic
Funeral home	1 per 50 square feet of floor area excluding storage and work area; 30 spaces minimum
Restaurant or other establishment for consumption of food or beverages inside a building on the premises	1 per 100 square feet of floor area, 3 spaces minimum
Restaurant, drive-in	1 per 100 square feet of floor area, 10 spaces minimum
Retail store or personal service establishment and banks	1 per 250 square feet of floor area for the first 5,000 square feet
	1 per 300 square feet of floor area for the second 5,000 square feet
	1 per 350 square feet of floor area for the third 5,000 square feet and all subsequent square footage
Shopping center	1 per 250 square feet of floor area for the first 5,000 square feet
	1 per 300 square feet of floor area for the second 5,000 square feet
	1 per 350 square feet of floor area for the third 5,000 square feet and all subsequent square footage
Automobile service station	3 for each service bay or pump island, whichever is greater. Parking for refueling may be credited toward required parking spaces if the administrator determines parked vehicles do not interfere with traffic
Antique store or antique mall	1 per 500 square feet of floor area; 3 spaces minimum
Furniture or appliance store, machinery, equipment, mobile home, and automobile and boat sales and service	1 per 500 square feet of floor area; 3 spaces minimum. Automobile sales and service, 10 minimum
Auditorium, theater, gymnasium stadium, arena, or convention hall	1 per 4 seats or seating spaces
Bowling alley	5 per lane
Food storage locker	1 per 200 square feet customer service area
Farmers' market	2 for each rented stall, table, or sales space
Outdoor sales area, open air market or flea market (other than farmers' market)	4 for each rented stall, table, or sales space
Self service storage, miniwarehouse	1 for each 25 storage areas plus 3 spaces for the office, if provided (driving aisle between units must be paved or concrete)
Amusement place, dancehall, skating rink, swimming pool or exhibition hall, without fixed seats	1 per 100 square feet of floor area. Does not apply to accessory uses
General service or repair establishment, printing, publishing, plumbing, heating, broadcasting station	1 per 2 employees on premises; auditorium for broadcasting station requires seating as above
Manufacturing or industrial establishment, research or testing laboratory, creamery, bottling plant, wholesale, warehouse, or similar establishment	1 per 2 employees on maximum working shift plus space for storage of trucks or other vehicles used in connection with the business or industry

(b) *Interpretation of specific requirements.*

- (1) The parking requirements above are in addition to waiting spaces or stacking spaces necessary for the operation of drive-in or drive-through facilities. Waiting spaces on the premises must be adequate to avoid obstruction of traffic on the public way.
- (2) The parking requirements above are in addition to space for storage of automobiles, trucks, mobile homes, campers, recreation vehicles, or other similar vehicles used or offered for sale in connection with a particular use.
- (3) The parking requirements in this section do not limit the parking requirements contained in the district regulations.
- (4) The parking requirements in this section do not limit special requirements which may be imposed by approval of a conditional use or special exception.
- (5) Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.
- (6) Except as otherwise provided, the number of employees shall be computed on the basis of the maximum number of persons employed on the premises at one time on an average day or average night, whichever is greater. Seasonal variations in employment may be recognized in determining an average day.
- (7) The parking space requirements for a use not specifically listed in the chart shall be the same as for a listed use of similar characteristics of parking demand generation.
- (8) In the case of mixed uses, uses with different parking requirements occupying the same building or premises, or in the case of joint use of a building or premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- (9) Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise, to create a need under the requirements of this section for an increase in parking spaces of ten percent or more, such additional spaces shall be provided on the basis of the change or enlargement. No additional spaces shall be required for the first change or enlargement which would result in an increase of spaces of less than ten percent of those required before the change or enlargement, but this exception shall not apply to a series of changes or enlargements which together result in a need for an increase in parking space of ten percent or more.
- (10) Garages, carports, and other covered and/or enclosed parking areas shall not count toward off-street parking requirements of this section with the exception that parking spaces in parking garages are allowed to be counted toward off-street parking requirements.
- (11) Stacked parking spaces that are not directly accessible to means of ingress and egress are not allowed to count toward off-street parking requirements.

(c) *On-site parking requirement and off-site cooperative parking provisions.*

- (1) Except as otherwise provided in this chapter, all parking spaces required herein shall be located on the same lot with the building or use served. Where an increase in the number of spaces is required by a change or enlargement of use or where such spaces are provided collectively or used jointly by two or more buildings or establishments, the required spaces may be located and maintained not to exceed 900 feet as measured along a traversable pedestrian route, with location approval from the zoning administrator. For the purpose of this requirement, land used for employee parking but located immediately across a street or alley from the building or use served shall be considered as located on the same lot.

- (2) With the approval of the zoning administrator, required off-street parking may be provided cooperatively for two or more uses of the same or different types, provided that arrangements are made that will ensure the availability of such space for the duration of the use to be served, and provided further that, unless reduced by the zoning administrator as set forth below, the number of spaces provided shall not be less than the sum of the individual requirements.
- (3) The combined parking requirements for two or more uses participating in a cooperative parking arrangement may be partially reduced by the zoning administrator, provided that the uses will not conflict in time of operation the parking needs of each use at a given time of day may be adequately met through the parking arrangements.
- (4) Cooperative parking arrangements shall provide off-street parking spaces within 900 feet of each use served as measured along a traversable pedestrian route.
- (5) For the purpose of this section, all spaces located within a cooperative parking arrangement shall be deemed to be on-site parking for each use served by such arrangement.
- (6) Once approved by the zoning administrator, any subsequent change to a cooperative parking arrangement affecting the availability and convenience of the shared space shall be considered a zoning violation subject to enforcement and penalties as set forth in section 42-14.

(d) *Design standards.*

- (1) *Minimum space area and paving.* For the purpose of these regulations, one off-street parking space is an area, not in a street or alley, of not less than 162 square feet (nine feet in width and 18 feet in length minimum). If the space is designed for parallel parking, it shall have an area of 144 square feet (eight feet in width and 18 feet in length minimum). Each parking space shall be permanently reserved for the temporary storage of one vehicle and connected with a street or alley by a driveway which affords ingress and egress for the vehicle without requiring another vehicle to be moved. Paved parking with spaces delineated by four-inch striping is required for all parking lots. Acceptable paving methods/surfaces include asphalt, concrete, brick paving, and alternative pavements (such as porous pavement) as approved by the zoning administrator or town engineer (but does not include surface treatment or prime and double seal). An all-weather surface paving is permitted for a single-family or two-family dwelling. Parking lot striping shall be maintained to the satisfaction of the zoning administrator.
- (2) *Entrances and exits.* Location and design of entrances and exits shall be in accord with the requirements of applicable regulations and standards, including those of the Virginia Department of Transportation. In general, there shall not be more than one entrance and one exit, or one combined entrance and exit, along any one street and exits and entrances shall not be located within 25 feet of a street intersection or be greater than 40 feet in width. Landscaping, curbing or approved barriers shall be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.
- (3) *Drainage and maintenance.* Off-street parking facilities shall be drained to eliminate standing water and prevent damage to abutting property and/or public streets and alleys and shall be paved in accordance with an approved plan or in accordance with applicable town specifications. Off-street parking areas shall be maintained in a clean, orderly and dust-free condition, at the expense of the owner or lessee.
- (4) *Lighting.* Lighting shall be provided if off-street parking spaces are to be used at night in conjunction with a business or activity on the premises. Lighting facilities shall be arranged and installed, and the light source shielded, to minimize glare on adjacent property or streets and no lighting fixture shall exceed a height of 15 feet in a residential district or 30 feet in a business district. For mixed use districts, lighting fixtures shall not exceed 15 feet for a residential use or 30 feet for a business use or mixed use. Lighting fixtures shall be allowed to exceed specified maximum heights with conditional use

permit approval. Property owned or controlled by the town shall be exempt from these lighting requirements.

(5) *Design in general.* All parking lots shall be arranged for functional efficiency and convenience and in general shall be designed to present a pleasing appearance so as to reduce adverse impact on surrounding public or private property.

(6) *Parking lot aisles.* Aisle widths shall be based upon the following:

90 degree parking	24-foot aisle minimum, if parking on both sides
60 degree parking	20-foot aisle minimum, if parking on both sides
45 degree parking	18-foot aisle minimum, if parking on both sides
Two-way traffic	18-foot aisle minimum, if parking on one side
One-way traffic	14-foot aisle minimum

(7) *Greenspace and landscaping.* Forty square feet of greenspace per one parking space provided shall be required within parking areas with 20 or greater parking spaces. One tree of a minimum height of six-feet tall shall be required per ten parking spaces interior to the parking perimeters for all parking areas with 20 or greater parking spaces. The greenspace and landscaping required shall be uniformly distributed in islands and bump-outs interior to the parking area to the satisfaction of the zoning administrator. Islands and bump-outs shall be of sufficient size to accommodate landscaping growth to maturity. The greenspace and landscaping requirements of this section shall be deemed to count toward the greenspace and landscaping requirements of the zoning district, provided the parking is provided on-site. Parking garages shall be exempted from the parking greenspace and landscaping requirement.

(8) *Storage lots.* Storage lots for contractor equipment, tractor trailers, buses and similar large vehicles may be gravel, provided the storage area is fully enclosed by a minimum six-foot-tall gated fence.

(9) *Americans with Disabilities Act.* Parking areas shall comply with the Americans with Disabilities Act and Code of Virginia in regards to spaces reserved for the use of persons with disabilities.

(e) *Grandfathered status in the B-2 Central Business District.* Sites in the B-2 Central Business District having existing structures, which are adequate for commercial, professional, or residential uses as provided in the B-2 Central Business District at the time of enactment of this amendment, shall be considered as grandfathered in regards to off-street parking requirements. For enlargements or significant structural alterations of existing structures, the required parking shall equal the number of spaces required by this section for the new use area, unless a conditional use permit is granted by town council for an exception.

(f) *Parking credit for availability of mass transit.*

(1) Properties which have mass transit available shall be eligible for a ten percent credit toward reduction in the amount of required off-street parking (rounded downward to the nearest whole space). Mass transit shall be deemed as available by the presence of a bus stop of a town-sponsored bus service on-site or along the street frontage immediately adjoining the property under consideration or by the presence of a bus stop of a town-sponsored bus service within 600 feet of the property under consideration.

(2) The development under consideration shall reserve area for the placement of the credited off-street parking spaces on-site and show these credited spaces on the proposed site plan. Should town-

sponsored mass transit no longer become available, the development shall provide the credited off-street parking within six months of the cessation of service.

- (g) *Parking credit for motorcycle spaces.* At the option of the property owner, parking credit may be given in the amount of one parking space credit for each two designated motorcycle parking spaces provided at a maximum rate of one parking space credit per 50 provided parking spaces. Motorcycle parking spaces shall be a minimum of 4½ feet in width by eight feet in length.
- (h) *Compact parking spaces.* At the option of the property owner, development with 100 or more provided parking spaces may provide a maximum of ten percent of total provided parking spaces as designated compact parking spaces. Compact parking spaces may be a minimum of eight feet in width by 16 feet in length.
- (i) *Exceptions relating to conditional zoning and/or conditional use permits.* When the size, scope, or intensity of a permitted use is significantly decreased either by voluntary proffers under conditional zoning or by conditions under a conditional use permit, then town council may grant an exception to the minimum off-street parking spaces required and the design standards relating to acceptable paving methods and surfaces. Such exceptions shall run concurrently with the applicable conditional zoning or conditional use permit.

(Code 1972, § 30-9; Code 1992, § 30-9; Ord. of 5-2-1989; Ord. No. 2002-2, 3-5-2002; Ord. No. 2002-8, 11-5-2002; Ord. No. 2004-4, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-6, 12-2-2008; Ord. No. 2010-9, 12-21-2010; Ord. No. 2012-6, § 30-9, 6-19-2012; Ord. No. 2012-10, § 30-9, 11-20-2012; Ord. No. 2013-8, §§ 30-9(d), 30-9(i), 9-3-2013; Ord. No. 2013-9, § 30-9, 11-19-2013)

Sec. 42-33. Permitted uses.

In the A Agricultural District, structures to be erected, or land to be used, shall be for one or more of the following uses:

- (1) Single-family dwellings, including a family and one unrelated individual per unit.
- (2) Agriculture and forestry.
- (3) Pens for animals or poultry or those intensive agricultural operations commonly known as confinement operations where large numbers of animals or fowl are confined to a relatively small space, such as veal or poultry pens or houses, feedlots and dairying operations, with a conditional use permit. An enclosure for less than 100 fowl and enclosed pasture or range with an area in excess of 100 square feet for each small animal or 4,000 square feet for each larger animal, such as horses, ponies, cattle or sheep, shall not require a conditional use permit.
- (4) Public buildings to consist of fire, police and rescue squad stations, schools and recreational facilities. Private buildings to consist of schools and recreational facilities, with a conditional use permit.
- (5) Parks and playgrounds.
- (6) Churches and other places of worship.
- (7) Sawmills, temporary, with a conditional use permit.
- (8) Planing mills, temporary, with a conditional use permit.
- (9) Airports and heliports, with a conditional use permit.
- (10) Preserves and conservation areas.
- (11) Clubs and lodges, with a conditional use permit.
- (12) Cemeteries, with conditional use permit.

- (13) Minor home occupations. Major home occupations with a conditional use permit.
- (14) Facilities and structures necessary for rendering utility service, including poles, wires, transformers, transmission lines, telephone booths and the like for normal electrical power distribution or communication service; communications antennas; amateur radio towers; meters and pipelines or conduits for electrical, gas, sewer or water service; pumping and regulatory stations; substations. Public utility generating, booster or relay stations; major transmission lines and towers; communications monopolies; railroad yards and terminals; and treatment facilities are permitted with a conditional use permit.
- (15) Off-street parking and loading.
- (16) Signs in accordance with the sign ordinance in article XXIV, signs.
- (17) Accessory buildings and uses, including temporary wayside stands for seasonal sales of products raised or made on the premises; provided, that garages or other accessory structures, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (18) Industrialized building units for agricultural, institutional, security or construction purposes, with a conditional use permit. A conditional use permit shall not be required for construction trailers on active construction sites.
- (19) Fraternity and sorority houses, with a conditional use permit.
- (20) Campground, overnight, with a conditional use permit. Except for campground record keeping, commercial or other business activities shall be limited to the campground and its occupants and conducted only when authorized by conditional use permit which shall specify the parameters of the commercial activities.
- (21) Adult day care center as an accessory use, but not accessory structure, to an existing and permitted institutional use with a conditional use permit.
- (22) Family day homes serving one through five children.
- (23) Child day care centers as an accessory use, but not accessory structure, to an existing and permitted institutional use with a conditional use permit.
- (24) Kennels, with a conditional use permit.
- (25) Rehabilitation centers, with a conditional use permit.
- (26) Portable storage containers, in accordance with section 42-662.
- (27) Assisted living facilities and group homes of eight or fewer individuals as exempted by Code of Virginia, § 15.2-2291.
- (28) Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.

(Code 1972, § 30-15; Code 1992, § 30-15; Ord. of 6-20-1989; Ord. of 10-24-1989; Ord. of 10-16-1990; Ord. of 12-17-1991(1); Ord. of 12-17-1996, Art. II; Ord. of 6-2-1998; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2001-1, 4-17-2001; Ord. No. 2001-2, 5-15-2001; Ord. No. 2004-4, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-6, § 30-15, 6-19-2012; Ord. No. 2012-10, § 30-15, 11-20-2012; Ord. No. 2017-7, 9-12-2017; Ord. No. 2018-4, 4-24-2018)

Sec. 42-39. Corner lots.

The following special provisions shall apply to corner lots:

- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 35 feet or more for both main and accessory buildings, except as otherwise provided in this chapter.

(Code 1972, § 30-21; Code 1992, § 30-21; Ord. No. 2020-4, 1-12-2021)

Sec. 42-68. Permitted uses.

In the R-1A Rural Residential District, structures to be erected, or land to be used, shall be for one or more of the following uses:

- (1) Single-family dwellings, including a family and one unrelated individual per unit.
- (2) Agriculture and forestry, but not including pens, as herein defined, or the raising or keeping of swine or goats. Enclosures for horses of at least 8,000 square feet for each horse.
- (3) Public buildings to consist of fire, police and rescue squad stations, schools and recreational facilities. Private buildings to consist of schools and recreational facilities, with a conditional use permit.
- (4) Churches and other places of worship.
- (5) Parks and playgrounds.
- (6) Minor home occupations. Major home occupations with a conditional use permit.
- (7) Off-street parking and loading.
- (8) Signs in accordance with the sign ordinance in article XXIV, signs.
- (9) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities necessary for provision and maintenance, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers. Communications monopolies, with a conditional use permit.
- (10) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings such as carports, porches and stoops attached to the main building shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (11) Construction trailers on active construction sites.
- (12) Family day homes serving one through five children. Family day homes serving six through 12 children, with a conditional use permit.
- (13) Child day care centers, with a conditional use permit.
- (14) Portable storage containers, in accordance with section 42-662.
- (15) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (16) Urban agriculture in accordance with section 42-663.

(Code 1972, § 30-23; Code 1992, § 30-23; Ord. of 6-20-1989; Ord. of 12-17-1991(1); Ord. of 6-2-1998; Ord. of 4-20-1999; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2004-4, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-6, § 30-23, 6-19-2012; Ord. No. 2012-10, § 30-23, 11-20-2012; Ord. No. 2016-1, 2-23-2016; Ord. No. 2017-7, 9-12-2017)

Sec. 42-74. Corner lots.

The following special provisions shall apply to corner lots:

- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 35 feet or more for both main and accessory buildings, except as otherwise provided in this chapter.
- (3) For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line and the street line measured to the Pi of a radius where a radius exists of 125 feet.

(Code 1972, § 30-29; Code 1992, § 30-29; Ord. No. 2020-4, 1-12-2021)

Sec. 42-93. Permitted uses.

In the R-1 Single-Family Residential District, structures to be erected or land to be used shall be for one or more of the following uses:

- (1) Single-family dwellings, including a family and one unrelated individual per unit.
- (2) Public buildings to consist of fire, police and rescue squad stations, schools and recreational facilities. Private buildings to consist of schools and recreational facilities, with a conditional use permit.
- (3) Churches and other places of worship.
- (4) Parks and playgrounds.
- (5) Minor home occupations. Major home occupations with a conditional use permit.
- (6) Off-street parking and loading.
- (7) Signs in accordance with the sign ordinance in article XXIV, signs.
- (8) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities necessary for provision and maintenance, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers. Communications monopolies with a conditional use permit.
- (9) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings such as carports, porches and stoops attached to the main building shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (10) Construction trailers on active construction sites.
- (11) Family day homes serving one through five children. Family day homes serving six through 12 children, with a conditional use permit.

- (12) Child day care centers, with a conditional use permit.
- (13) Planned housing developments consisting of detached single-family residences, including a family and up to one unrelated individual per unit, subject to special regulation of section 42-227, with a conditional use permit.
- (14) Portable storage containers, in accordance with section 42-662.
- (15) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (16) Urban agriculture in accordance with section 42-663.

(Code 1972, § 30-31; Code 1992, § 30-31; Ord. of 6-20-1989; Ord. of 12-17-1991(1); Ord. of 6-2-1998; Ord. of 4-20-1999; Ord. of 12-7-1999; Ord. No. 2016-1, 2-23-2016; Ord. No. 2017-7, 9-12-2017)

Sec. 42-99. Corner lots.

The following special provisions shall apply to corner lots:

- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 35 feet or more for both main and accessory buildings, except as otherwise provided in this chapter.
- (3) For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line and the street line measured to the Pi of a radius where a radius exists of 125 feet.

(Code 1972, § 30-37; Code 1992, § 30-37; Ord. No. 2020-4, 1-12-2021)

Sec. 42-128. Permitted uses.

In the R-2 Two-Family Residential District, structures to be erected, or land to be used, shall be for one or more of the following uses:

- (1) Single-family dwellings, including a family and up to two unrelated individuals per unit; two-family dwellings, including a family and up to two unrelated individuals per unit.
- (2) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities and libraries. Private buildings to consist of schools, recreational facilities and libraries, with a conditional use permit.
- (3) Parks and playgrounds.
- (4) Minor home occupations. Major home occupations with a conditional use permit.
- (5) Family day homes serving one through five children. Family day homes serving six through 12 children, with a conditional use permit.
- (6) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (7) Off-street parking and loading.
- (8) Signs in accordance with the sign ordinance in article XXIV, signs.

- (9) Public utilities such as poles, lines, distribution transformers, pipes, meters and other facilities necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers. Communications monopolies with a conditional use permit.
- (10) Accessory buildings; provided, that garages or other accessory structures, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (11) Adult home day care, with a conditional use permit.
- (12) Churches and other places of worship.
- (13) Construction trailers on active construction sites.
- (14) Child day care centers, with a conditional use permit.
- (15) Planned housing developments consisting of detached single-family residences and/or duplexes, including a family and up to two unrelated individuals per unit, subject to special regulations of section 42-227 with a conditional use permit.
- (16) Portable storage containers, in accordance with section 42-662.
- (17) Bed and breakfast inns with a conditional use permit.
- (18) Urban agriculture in accordance with section 42-663.

(Code 1972, § 30-39; Code 1992, § 30-39; Ord. of 6-20-1989; Ord. of 10-24-1989; Ord. of 4-3-1990; Ord. of 12-17-1991(1); Ord. of 6-2-1998; Ord. of 4-20-1999; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2004-4, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-5, 12-2-2008; Ord. No. 2008-6, 12-220-08; Ord. No. 2012-6, § 30-39, 6-19-2012; Ord. No. 2012-10, § 30-39, 11-20-2012; Ord. No. 2016-1, 2-23-2016; Ord. No. 2017-7, 9-12-2017)

Sec. 42-134. Corner lots.

The following special provisions shall apply to corner lots:

- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 30 feet or more for both main and accessory buildings, except as otherwise provided in this chapter.
- (3) For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line and the street line measured to the Pi of a radius where a radius exists of 125 feet.

(Code 1972, § 30-45; Code 1992, § 30-45; Ord. of 11-20-1987, § (a); Ord. No. 2020-4, 1-12-2021)

Sec. 42-155. Permitted uses.

In the R-3 Multiple-Family Residential District, structures to be erected, or land to be used, shall be for one or more of the following uses:

- (1) Single-family dwellings, including a family and up to two unrelated individuals per unit.
- (2) Two-family dwellings, including a family and up to two unrelated individuals per unit.

- (3) Townhouses, including a family and up to two unrelated individuals per unit.
- (4) Multiple-family dwellings, including a family and up to two unrelated individuals per unit.
- (5) Planned housing developments subject to the special regulations of section 42-164, including a family and up to two unrelated individuals per unit.
- (6) Owner occupied boardinghouse with not more than four boarders, with a conditional use permit.
- (7) A single-family owner-occupied dwelling which, as an accessory use, offers no more than five bedrooms for short-term transient occupancy for compensation and where food service for resident guests is limited to breakfast only with a conditional use permit.
- (8) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities and libraries. Private buildings to consist of schools, recreational facilities and libraries, with a conditional use permit.
- (9) Churches and other places of worship.
- (10) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (11) Family day homes serving one through five children. Family day homes serving six through 12 children with a conditional use permit.
- (12) Rest homes or housing for not more than four elderly or handicapped individuals who are physically capable of responding to emergency situations without personal assistance, with a conditional use permit.
- (13) Clubs and lodges, except where activities embrace a service customarily carried on within a business district, with a conditional use permit.
- (14) Parks and playgrounds.
- (15) Professional offices with not more than five employees, with a conditional use permit.
- (16) Minor home occupations. Major home occupations with a conditional use permit.
- (17) Off-street parking and loading.
- (18) Signs in accordance with the sign ordinance in article XXIV, signs.
- (19) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities, necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers. Communications monopolies with a conditional use permit.
- (20) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (21) Condominiums, including a family and up to two unrelated individuals per unit.
- (22) Home adult day care center caring for not more than three individuals not related by blood or marriage, with a conditional use permit.
- (23) Construction trailers on active construction sites.
- (24) Child day care centers, with a conditional use permit.

- (25) Portable storage containers, in accordance with section 42-662.
- (26) Urban agriculture in accordance with section 42-663.

(Code 1972, § 30-48; Code 1992, § 30-48; Ord. of 6-20-1989; Ord. of 10-24-1989; Ord. of 4-3-1990; Ord. of 12-17-1991(1); Ord. of 9-1-1992; Ord. of 6-2-1998; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2004-4, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-6, § 30-48, 6-19-2012; Ord. No. 2012-10, § 30-48, 11-20-2012; Ord. No. 2016-1, 2-23-2016; Ord. No. 2017-7, 9-12-2017; Ord. No. 2018-5, 9-11-2018)

Sec. 42-161. Corner lots.

The following special provisions shall apply to corner lots:

- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 30 feet or more for both main and accessory buildings, except as otherwise provided in this chapter.
- (3) Each corner lot shall have a minimum width at the setback line and the street line measured to the Pi of a radius where a radius exists of 125 feet.

(Code 1972, § 30-54; Code 1992, § 30-54; Ord. of 11-20-1987, § (a); Ord. No. 2020-4, 1-12-2021)

Sec. 42-183. Permitted uses.

In the R-MS Residential Manufactured Home Subdivision District, structures to be erected, or land to be used, may be for one or more of the following uses:

- (1) Single-family dwellings, manufactured homes or doublewide manufactured homes, on permanent foundations, including a family and one unrelated individual per unit.
- (2) Churches and other places of worship.
- (3) Family day homes serving one through five children.
- (4) Off-street parking and loading.
- (5) Signs in accordance with the sign ordinance in article XXIV, signs.
- (6) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities, necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers. Communications monopoles with a conditional use permit.
- (7) Accessory structure, such as carports, toolsheds, porches and stoops, provided that no accessory structure shall be closer than three feet from any lot line or located within any easement or right-of-way, and facilities such as recreation and other amenities accessory to the subdivision as a whole, provided such facilities are approved as part of the development plan.
- (8) Adult day care center, with conditional use permit.
- (9) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities and libraries. Private buildings to consist of schools, recreational facilities and libraries with a conditional use permit.
- (10) Construction trailers on active construction sites.

- (11) Minor home occupations. Major home occupations with a conditional use permit.
- (12) Child day care centers, with a conditional use permit.
- (13) Portable storage containers, in accordance with section 42-662.
- (14) Assisted living facilities and group homes of eight or fewer individuals as exempted by Code of Virginia, § 15.2-2291.

(Code 1972, § 30-59; Code 1992, § 30-59; Ord. of 6-20-1989; Ord. of 12-17-1991(1); Ord. of 9-5-1995; Ord. of 6-2-1998; Ord. of 4-20-1999; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2004-4, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-6, § 30-59, 6-19-2012; Ord. No. 2012-10, § 30-59, 11-20-2012; Ord. No. 2017-7, 9-12-2017)

Sec. 42-189. Corner lots.

The following special provisions shall apply to corner lots:

- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 30 feet or more for both main and accessory buildings, except as otherwise provided in this chapter.
- (3) For subdivisions platted after the enactment of this chapter, each corner lot shall have a minimum width at the setback line and the street line measured to the Pi of a radius where a radius exists of 125 feet.

(Code 1972, § 30-65; Code 1992, § 30-65; Ord. of 11-20-1987, § (a); Ord. No. 2020-4, 1-12-2021)

Sec. 42-218. Permitted uses.

In the MU-1 Mixed Use: Residential - Limited Business District, structures to be erected, or land to be used, shall be for one or more of the following uses (Note: Activities or uses which instruct the reader to 'see' a permitted use serve only as a cross reference to the list of permitted uses and associated conditions, if any. The listing of a cross reference in no way implies that the cross reference is a permitted use or activity. Listed permitted uses which instruct the reader to 'see also' another permitted use or section of this chapter or this Code are intended to refer the reader to additional information that is relevant to that permitted use.):

- (1) Single-family dwellings, including a family and one unrelated individual per unit.
- (2) Two-family dwellings, including a family and up to two unrelated individuals per unit.
- (3) Minor home occupations. Major home occupations with a conditional use permit.
- (4) Townhouses, including a family and up to two unrelated individuals per unit, (see article XX, townhouses, for townhouse provisions) with a conditional use permit.
- (5) Condominiums, including a family and up to two unrelated individuals per unit, with a conditional use permit.
- (6) Multiple-family dwellings, including a family and up to two unrelated individuals per unit, with a conditional use permit.
- (7) Planned housing developments, including a family and up to two unrelated individuals per unit, subject to the special regulations of section 42-227, with a conditional use permit.

- (8) Bed and breakfast inns, with a conditional use permit.
- (9) Family day homes serving one through five children. Family day homes serving six through 12 children, with a conditional use permit.
- (10) Parks and playgrounds.
- (11) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, libraries, museums and art galleries. Private schools, recreational facilities, libraries, museums and art galleries with a conditional use permit.
- (12) Off-street parking and loading.
- (13) Signs in accord with the sign ordinance in article XXIV, signs.
- (14) Construction trailers on active construction sites.
- (15) Facilities and structures necessary for rendering utility service, including poles, wires, transformers, transmission lines, telephone booths and the like for normal electrical power distribution or communication service; communications antennas; amateur radio towers; meters and pipelines or conduits for electrical, gas, sewer or water service; pumping and regulator stations; substations. Communications monopoles and major transmission lines are permitted with a conditional use permit.
- (16) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (17) Any use permitted in the B-1 Limited Business District, with a conditional use permit and subject to the use regulations of this district, except that uses permitted as conditional uses in the B-1 Limited Business District but permitted by right in the MU-1 District, shall not require a conditional use permit. Uses permitted in the B-1 Limited Business District with a conditional use permit are limited to the following provision exceptions.
 - a. Fitness center or health club shall be limited to a maximum of 2,500 square feet.
 - b. Rental of household items, tools and appliances shall be limited to a maximum of 2,500 square feet with all storage inside a fully enclosed building.
 - c. Greenhouse or nursery, commercial or retail (but not wholesale) limited to a maximum of 2,500 square feet.
- (18) Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official, or both, for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.
- (19) Miniwarehouses, with a conditional use permit.
- (20) Portable storage containers, in accordance with section 42-662.
- (21) Assisted living facilities and group homes of eight or fewer individuals, as exempted by Code of Virginia, § 15.2-2291.
- (22) Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.

(Code 1992, § 30-67; Ord. No. 2004-4, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-6, § 30-67, 6-19-2012; Ord. No. 2012-10, § 30-67, 11-20-2012; Ord. No. 2017-7, 9-12-2017; Ord. No. 2018-4, 4-24-2018)

Sec. 42-224. Corner lots.

The following special provisions shall apply to corner lots:

- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 30 feet or more for both main and accessory buildings, except as otherwise provided in this chapter.
- (3) Each corner lot shall have a minimum width at the setback line and the street line measured to the Pi of a radius where a radius exists of 125 feet.

(Code 1992, § 30-73; Ord. No. 2004-4, 9-7-2004; Ord. No. 2020-4, 1-12-2021)

Sec. 42-249. Permitted uses.

In the MU-2: Mixed Use Residential - Limited Business - Limited Industrial District, structures to be erected, or land to be used, may be for one or more of the following uses:

- (1) Single-family dwellings, including a family and one unrelated individual per unit.
- (2) Two-family dwellings, including a family and up to two unrelated individuals per unit.
- (3) Minor home occupations. Major home occupations with a conditional use permit.
- (4) Townhouses, including a family and up to two unrelated individuals per unit, (see article XX, townhouses, for townhouse provisions), with a conditional use permit.
- (5) Condominiums, including a family and up to two unrelated individuals per unit, with a conditional use permit.
- (6) Multiple-family dwellings, including a family and up to two unrelated individuals per unit, with a conditional use permit.
- (7) Planned housing developments, including a family and up to two unrelated individuals per unit, subject to the special regulations of section 42-258, with a conditional use permit.
- (8) Bed and breakfast inns, with a conditional use permit.
- (9) Family day homes serving one through five children. Family day homes serving six through 12 children, with a conditional use permit.
- (10) Parks and playgrounds.
- (11) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, libraries, museums and art galleries. Private schools, recreational facilities, libraries, museums and art galleries, with a conditional use permit.
- (12) Off-street parking and loading.
- (13) Signs in accordance with the sign ordinance in article XXIV, signs.
- (14) Construction trailers on active construction sites.

- (15) Facilities and structures necessary for rendering utility service, including poles, wires, transformers, transmission lines, telephone booths and the like for normal electrical power distribution or communication service; communications antennas; amateur radio towers; meters and pipelines or conduits for electrical, gas, sewer or water service; pumping or regulator stations; substations. Communications monopoles and major transmission lines are permitted with a conditional use permit.
- (16) Accessory buildings, such as separate garages or carports, workshops, toolsheds and greenhouses; provided, that garages or other accessory buildings, such as carports, porches and stoops attached to the main building, shall be considered part of the main building; provided further, that no accessory building shall be closer than three feet to any property line or located within any easement or right-of-way.
- (17) Any use permitted in the B-1 Limited Business District, with a conditional use permit and subject to the use regulations of this district, except that uses permitted as conditional uses in the B-1 Limited Business District but permitted by right in the MU-2 District shall not require a conditional use permit. Uses permitted in the B-1 Limited Business District with a conditional use permit are limited to the following provision exceptions:
 - a. Fitness center or health club shall be limited to a maximum of 2,500 square feet.
 - b. Rental of household items, tools and appliances shall be limited to a maximum of 2,500 square feet with all storage inside a fully enclosed building.
 - c. Greenhouse or nursery, commercial or retail (but not wholesale) limited to a maximum of 2,500 square feet.
- (18) Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official, or both, for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.
- (19) Miniwarehouses, with a conditional use permit.
- (20) Laboratories, research, experimental or testing, excluding animals and explosives, with a conditional use permit.
- (21) Manufacture or assembly of medical and dental equipment, drafting and optical instruments, watches, clocks, toys, games, electrical or electronic apparatus, and communication equipment with a conditional use permit.
- (22) Compounding of cosmetics, toiletries, drugs and pharmaceutical products, with a conditional use permit.
- (23) Molding of candles and soap, with a conditional use permit.
- (24) Manufacture of pottery or other similar ceramic products, from previously pulverized clay, and in kilns fired only by smokeless furnaces, with a conditional use permit.
- (25) Monument sales establishments with incidental processing to order, but not including, shaping of headstones, with a conditional use permit.
- (26) Printing, publishing and engraving establishment, photographic processing, blueprinting, photocopying and similar uses, with a conditional use permit.
- (27) Radio or television broadcasting studios and offices, with a conditional use permit.
- (28) Sign fabricating and painting, with a conditional use permit.

- (29) Portable storage containers, in accordance with section 42-662.
- (30) Assisted living facilities and group homes of eight or fewer individuals as exempted by Code of Virginia, § 15.2-2291.
- (31) Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.

(Code 1992, § 30-78; Ord. No. 2004-4, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-6, § 30-78, 6-19-2012; Ord. No. 2012-10, § 30-78, 11-20-2012; Ord. No. 2017-7, 9-12-2017; Ord. No. 2018-4, 4-24-2018)

Sec. 42-255. Corner lots.

The following special provisions shall apply to corner lots:

- (1) Of the two sides of a corner lot, the front shall be deemed to be the shorter of the two sides fronting on streets.
- (2) The side yard on the side facing the side street shall be 30 feet or more for both main and accessory buildings, except as otherwise provided in this chapter.
- (3) Each corner lot shall have a minimum width at the setback line and the street line measured to the Pi of a radius where a radius exists of 125 feet.

(Code 1992, § 30-84; Ord. No. 2004-4, 9-7-2004; Ord. No. 2020-4, 1-12-2021)

Sec. 42-281. Permitted uses.

In the B-1 Limited Business District, structures to be erected, or land to be used, may be for one or more of the following uses:

- (1) A single-family dwelling in association with a permitted office, business or commercial use in the same building or on the same premises for use by the proprietor or an employee of said business, including a family and one unrelated individual per unit.
- (2) Retail stores, including sale of accessories, antiques, appliances, art or art supplies, beverages (alcoholic or otherwise), books, carpets, clothing, drugs, fabrics, flowers, food, furniture, hardware, jewelry, gifts, office supplies and stationery, shoes, paint, wallpaper, sporting goods, and similar stores and shops.
- (3) Convenience stores with retail sales of gasoline, but not auto repair or servicing.
- (4) Bakeries, provided that the majority of products produced on the premises are sold at retail on the premises.
- (5) Banks and other financial institutions.
- (6) Dry cleaners, laundries and laundromats with floor area not exceeding 2,500 square feet.
- (7) Barber and beauty shops.
- (8) Fitness center or health club.
- (9) Offices, business, professional or administrative.
- (10) Clinics.

- (11) Churches and other places of worship.
- (12) Child day care center.
- (13) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, libraries, museums and art galleries. Private buildings to consist of schools, recreational facilities, libraries, museums and art galleries, with a conditional use permit.
- (14) Funeral homes and crematories.
- (15) Clubs and lodges, with a conditional use permit.
- (16) Restaurants, catering or delicatessen business.
- (17) Shoe repair or tailor shop with floor area not exceeding 2,500 square feet.
- (18) Printing and duplicating services, with floor area not exceeding 2,500 square feet.
- (19) Rental of household items, tools and appliances.
- (20) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities, necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers. Communications monopolies with a conditional use permit.
- (21) Off-street parking and loading, as required.
- (22) Signs in accordance with the sign ordinance in article XXIV, signs.
- (23) Greenhouse or nursery, commercial, wholesale or retail, with a conditional use permit.
- (24) Adult day care center.
- (25) General hospitals.
- (26) Convalescent homes, rest homes, nursing homes and housing for the elderly and handicapped.
- (27) Reserved.
- (28) Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official or both for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.
- (29) Construction trailers on active construction sites.
- (30) Family day homes, with a conditional use permit.
- (31) Portable storage containers, in accordance with section 42-662.
- (32) Janitorial services.
- (33) Personal service establishments.
- (34) Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.

(Code 1972, § 30-67; Code 1992, § 30-89; Ord. of 9-6-1988; Ord. of 6-20-1989; Ord. of 10-24-1989; Ord. of 7-2-1991; Ord. of 12-17-1991(1); Ord. of 6-2-1998; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2001-1, 4-17-2001; Ord. No. 2004-4, § 30-67, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-4, 11-18-2008; Ord. No.

2008-6, 12-2-2008; Ord. No. 2012-6, § 30-89, 6-19-2012; Ord. No. 2012-10, § 30-89, 11-20-2012; Ord. No. 2017-7, 9-12-2017; Ord. No. 2018-4, 4-24-2018; Ord. No. 2018-5, 9-11-2018)

Sec. 42-305. Permitted uses.

In the B-2 Central Business District, structures to be erected, or land to be used, may be for one or more of the following uses (Note: Activities or uses which instruct the reader to see a permitted use serve only as a cross reference to the list of permitted uses and associated conditions, if any. The listing of a cross reference in no way implies that the cross reference is a permitted use or activity. Listed permitted uses which instruct the reader to see also another permitted use or section of the zoning ordinance or town code are intended to refer the reader to additional information that is relevant to that permitted use.):

- (1) Any use permitted in the R-3 Residential District, with a conditional use permit and subject to the use regulations of that district, but subject to the area and dimensional regulations for the B-2 Central Business District, except that uses permitted as conditional uses in the R-3 District, but permitted by right in the B-2 District shall not require a conditional use permit. A single-family dwelling, including a family and one unrelated individual per unit in association with a permitted office, business or commercial use, in the same building or on the same premises for use by the proprietor or an employee of said business shall be permitted, but not subject to said requirements.
- (2) Apartments or other dwellings above street level, including a family and up to two unrelated individuals per unit, designed as an integral part of a building or group of buildings, containing offices, retail or commercial uses. Apartments or other dwellings at or below street level, including a family and up to two unrelated individuals per unit, designed as an integral part of a building or group of buildings containing offices, retail or commercial uses, with a conditional use permit. In approving such mixed use developments due consideration shall be given to such matters as fire safety, light and air, size and number of dwelling units and means of access thereto, location and number of parking spaces, location of dwellings with respect to commercial uses, and amenities provided for use of residential occupants.
- (3) Retail stores, including sale of accessories, antiques, appliances, art or art supplies, beverages (alcoholic or otherwise), books, carpets, clothing, drugs, fabrics, flowers, food, furniture, hardware, jewelry, gifts, office supplies and stationery, shoes, paint, wallpaper, sporting goods, and similar stores and shops.
- (4) Bakeries.
- (5) Banks and other financial institutions.
- (6) Dry cleaners, laundries and laundromats.
- (7) Barber and beauty shops.
- (8) Fitness center or health club.
- (9) Home appliance services.
- (10) Theaters and assembly halls.
- (11) Hotels and motels, and bed and breakfast inns.
- (12) Offices, business, professional or administrative.
- (13) Churches and other places of worship.

- (14) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries. Private buildings to consist of schools, recreational facilities, and libraries with a conditional use permit.
- (15) Hospitals, general.
- (16) Funeral homes and crematories.
- (17) Automobile service stations.
- (18) Clubs and lodges, with a conditional use permit.
- (19) Auto and truck rental, sales and service with a ten-foot front yard setback for vehicle display area. See also *Service stations* and *Commercial garages*.
- (20) Restaurants, food handlers and caterers.
- (21) Shoe repair or tailor shop.
- (22) Plumbing and electrical supply with storage under cover.
- (23) Printing and duplicating services.
- (24) Rental of household items, tools and appliances.
- (25) Public utilities, such as poles, lines, distribution transformers, pipes, meters and other facilities, necessary for the provision and maintenance of public utilities, including water and sewerage facilities; pumping and regulatory stations; substations; communications antennas; amateur radio towers. Communications monopolies, with a conditional use permit.
- (26) Parking garages with a conditional use permit.
- (27) Off-street parking and loading.
- (28) Signs in accordance with the sign ordinance in article XXIV, signs.
- (29) Dancehalls, with a conditional use permit.
- (30) Commercial garage and/or towing service, with a conditional use permit. See also *Auto and truck rental, sales and services* and *Automobile service stations*.
- (31) Radio and television stations and studios or recording studios.
- (32) Industrialized building units, temporary only, for business, institutional, security or construction purposes, with a conditional use permit. A conditional use permit shall not be required for construction trailers on active construction sites.
- (33) The following listed uses, provided not more than five persons are engaged in actual production work, with a conditional use permit:
 - a. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs and the manufacture of small parts, such as coils, condensers, transformers and crystal holders.
 - b. Commercial cabinet or woodworking shops; blacksmith shops, and welding or machine shops.
 - c. Pharmaceutical, medical or dental laboratories.
- (34) Public billiard parlors and poolrooms, game rooms, bowling alleys, skating rinks, indoor and outdoor shooting ranges, paintball courses and similar forms of public amusement, with a conditional use permit.
- (35) Boardinghouses, with a conditional use permit.

- (36) Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official, or both, for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.
- (37) Child day care centers or family day homes, with a conditional use permit.
- (38) Tattoo parlors and body piercing establishments, with approval of the county health department.
- (39) Portable storage containers, in accordance with section 42-662.
- (40) Janitorial services.
- (41) Personal service establishments.
- (42) Farmers' markets, with a conditional use permit.
- (43) Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.
- (44) Leisure and enrichment service.
- (45) Microbrewery with capacity not to exceed 5,000 barrels per year.
- (46) Museums, art galleries and art studios.

Note: The following activities or uses serve only as a cross reference to permitted uses listed above which may or may not have conditions attached to the use. The listing of the following cross reference in no way implies that they are a permitted use or activity unless permitted elsewhere within this section. ed.:

Amusement activities, see *Public billiard, game rooms*.

Appliance service, see *Home appliance service*.

Bed and breakfast, see *Hotels, motels*.

Dressmaking, see *Shoe repair and tailor shop*.

Electrical supply, see *Plumbing and electrical supply*.

Garages, see *Commercial garages and Automobile service stations*.

Home appliance service, see *Home appliance service*.

Tailoring shop, see *Shoe repair or tailor shop*.

Tourist homes, see *Hotels, motels*.

(Code 1972, § 30-73; Code 1992, § 30-95; Ord. of 10-24-1989; Ord. of 7-2-1991; Ord. of 6-2-1998; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2001-1, 4-17-2001; Ord. No. 2004-4, § 30-73, 9-7-2004; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-4, 11-18-2008; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-6, § 30-95, 6-19-2012; Ord. No. 2012-10, § 30-95, 11-20-2012; Ord. No. 2017-7, 9-12-2017; Ord. No. 2018-4, 4-24-2018; Ord. No. 2018-5, 9-11-2018; Ord. No. 2019-4, 3-12-2019; Ord. No. 2019-6, 6-25-2019)

Sec. 42-336. Permitted uses.

In the B-3 General Business District, structures to be erected, or land to be used, may be for one or more of the following uses (Note: Activities or uses which instruct the reader to see a permitted use serve only as a cross reference to the list of permitted uses and associated conditions, if any. The listing of a cross reference in no way implies that the cross reference is a permitted use or activity. Listed permitted uses which instruct the reader to

see also another permitted use or section of the zoning ordinance or town code are intended to refer the reader to additional information that is relevant to that permitted use.)

- (1) Any principal use permitted in the R-3 Multiple-Family Residential District, with a conditional use permit, except that uses permitted as conditional uses in the R-3 District, but permitted as of right in the B-3 District, shall not require a conditional use permit. Dwellings are subject to the same requirements as in the R-3 District, except that a single-family dwelling in association with a permitted office, business or commercial use, in the same building or on the same premises for use by the proprietor or an employee of said business shall be permitted, but not subject to said requirements, including a family and one unrelated individual per unit; and for multifamily dwellings, the density of development shall not exceed the ratio of 20 dwelling units per gross acre. Residential development as part of a planned commercial development shall be subject to the requirements of section 42-341.
- (2) Animal hospital, pet shop or pet grooming establishment.
- (3) Retail stores, including sale of accessories, antiques, appliances, art or art supplies, beverages (alcoholic or otherwise), books, carpets, clothing, drugs, fabrics, flowers, food, furniture, hardware, jewelry, gifts, office supplies and stationery, shoes, paint, wallpaper, sporting goods, and similar stores and shops.
- (4) Bakeries.
- (5) Banks and other financial institutions.
- (6) Dry cleaners, laundries and laundromats.
- (7) Barber and beauty shops.
- (8) Fitness center or health club.
- (9) Home appliance services.
- (10) Theaters and assembly halls.
- (11) Hotels and motels, and bed and breakfast inns.
- (12) Offices, business, professional or administrative.
- (13) Churches and other places of worship.
- (14) Public buildings to consist of fire, police and rescue squad stations, schools, recreational facilities, and libraries. Private buildings to consist of schools, recreational facilities, and libraries with a conditional use permit.
- (15) Hospitals, general.
- (16) Funeral homes and crematories.
- (17) Automobile service stations.
- (18) Clubs and lodges, with a conditional use permit.
- (19) Auto and truck rental, sales and service. Also see *Automobile service stations* and *Commercial garages*.
- (20) Restaurants, food handlers and caterers.
- (21) Shoe repair or tailor shop.
- (22) Plumbing and electrical supply with storage under cover.
- (23) Printing and duplicating services.
- (24) Rental of household items, tools and appliances.

- (25) Lumber and building materials store, wholesale or retail, but not a lumberyard or manufacturer of brick or concrete blocks.
- (26) Self-service storage compartments commonly known as miniwarehouses.
- (27) Facilities and structures necessary for rendering utility service, including poles, wires, transformers, transmission lines, telephone booths and the like for normal electrical power distribution or communication service; communications antennas; amateur radio towers; meters and pipelines or conduits for electrical, gas, sewer or water service; pumping and regulatory stations; substations. Communications monopoles and major transmission lines are permitted with a conditional use permit.
- (28) Off-street parking and loading; parking garages, with a conditional use permit.
- (29) Signs in accordance with the sign ordinance in article XXIV, signs.
- (30) Dancehalls, with a conditional use permit.
- (31) Mobile home parks, with a conditional use permit. Also see article XVIII, mobile home parks.
- (32) Mobile home sales, single- or double-wide, with a conditional use permit.
- (33) Machinery and equipment sales, service and storage (but not junk), with a conditional use permit.
- (34) Commercial garage and/or towing service, with a conditional use permit. Also see *Auto and truck rental, sales and service* and *Automobile service stations*.
- (35) Contractors equipment storage yard or plant or rental of equipment commonly used by contractors (but not material storage), with a conditional use permit.
- (36) Radio and television stations and studios or recording studios.
- (37) Industrialized building units for business, institutional, security or construction purposes, with a conditional use permit. Conditional use permits shall not be required for construction trailers on active construction sites.
- (38) The following listed uses, provided not more than 50 persons are engaged in actual production work, with a conditional use permit:
 - a. Assembly of electrical appliances, electronic instruments and devices, radios and phonographs and the manufacture of small parts, such as coils, condensers, transformers and crystal holders.
 - b. Commercial cabinet or woodworking shops; blacksmith shops and welding or machine shops.
 - c. Pharmaceutical, medical or dental laboratories.
- (39) Carnival or fairgrounds, with a conditional use permit.
- (40) Public billiard parlors and poolrooms, game rooms, bowling alleys, skating rinks, indoor and outdoor shooting ranges, paintball courses and similar forms of public amusement, with a conditional use permit.
- (41) Greenhouse or nursery, commercial, wholesale or retail.
- (42) Convalescent homes, rest homes, nursing homes and housing for the elderly and handicapped.
- (43) Boardinghouses, with a conditional use permit.
- (44) Child day care center.
- (45) Campground, overnight, with a conditional use permit. Other permitted B-3 uses located upon the same property as the campground are permitted, provided that non-campground users do not traverse

the campground areas to have access to these non-campground uses. Provided further that a fence or other suitable barricade and screening separates the campground from adjacent properties or uses.

- (46) Recycling collection center with a zoning permit application and plan of operation approved by the administrator. The administrator may refer any proposed collection center application to the town planning commission or health official, or both, for their advice as to the desirability, practicability or health effects of any such center before issuing a zoning permit to any collection center applicant. Collection center zoning permits may be revoked at any time by the administrator or health official when such recycling center poses a threat to public safety, health or general welfare.
- (47) Recycling, post-collection separation facilities, with a conditional use permit and a plan of operation approved by the administrator. In cases of doubt regarding the nature of a process or use, the administrator may require an engineering report describing the process or use and the probable impacts of the facility.
- (48) Auction house, business, with a conditional use permit.
- (49) Family day homes, with a conditional use permit.
- (50) Kennels with a conditional use permit.
- (51) Automobile upholstery shops, with a conditional use permit.
- (52) Railroad yards and terminals, with a conditional use permit.
- (53) Farmers' markets or flea markets, with a conditional use permit.
- (54) Automobile auctions, with a conditional use permit.
- (55) Tattoo parlors and body piercing establishments with approval of the county health department.
- (56) Portable storage containers, in accordance with section 42-662.
- (57) Janitorial services.
- (58) Exterminating services with a conditional use permit.
- (59) Personal service establishments.
- (60) Loudspeaker/sound amplification/outdoor sound system to be used in excess of the town's noise ordinance, with a conditional use permit.
- (61) Leisure and enrichment service.
- (62) Microbrewery with capacity not to exceed 10,000 barrels per year.
- (63) Microbrewery with capacity between 10,001 and 15,000 barrels per year, with a conditional use permit.
- (64) Museums, art galleries and art studios.
- (65) Planned commercial developments, subject to the requirements of section 42-341, with a conditional use permit.

Note: The following activities or uses serve only as a cross reference to permitted uses listed above which may or may not have conditions attached to the use. The listing of the following cross reference in no way implies that they are a permitted use or activity unless permitted elsewhere within this section.

Appliance service, see *Home appliance services*.

Bed and breakfast inns, see *Hotels, motels*.

Building material sales, see *Lumber and building materials sales*.

Equipment sales, service, etc., see *Machinery and equipment sales and services*.

Pet shops, see *Animal*.

Tourist homes, see *Hotels, motels*.

(Code 1972, § 30-78; Code 1992, § 30-100; Ord. of 9-6-1988; Ord. of 10-24-1989; Ord. of 7-2-1991; Ord. of 12-3-1991; Ord. of 12-17-1991(1); Ord. of 6-15-1993; Ord. of 6-2-1998; Ord. of 12-7-1999; Ord. No. 2000-2, 4-18-2000; Ord. No. 2001-1, 4-17-2001; Ord. No. 2001-4, 8-7-2001; Ord. No. 2004-4, § 30-78, 9-7-2004; Ord. No. 2005-1, 1-18-2005; Ord. No. 2006-1, 1-17-2006; Ord. No. 2006-6, 12-19-2006; Ord. No. 2007-1, 4-3-2007; Ord. No. 2008-4, 11-18-2008; Ord. No. 2008-6, 12-2-2008; Ord. No. 2012-3, § 30-100, 2-12-2012; Ord. No. 2012-6, § 30-100, 6-19-2012; Ord. No. 2012-10, § 30-100, 11-20-2012; Ord. No. 2017-7, 9-12-2017; Ord. No. 2018-4, 4-24-2018; Ord. No. 2018-5, 9-11-2018; Ord. No. 2019-4, 3-12-2019; Ord. No. 2019-6, 6-25-2019)